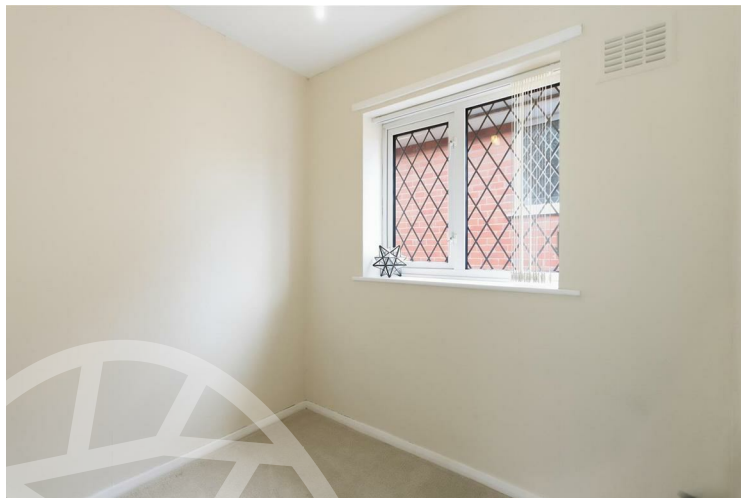




39 Ashgate Valley Road,  
Brockwell, S40 4AX

OFFERS AROUND

£325,000

W  
WILKINS VARDY

## OFFERS AROUND

# £325,000

DETACHED FAMILY HOME - CORNER PLOT - THREE BEDS - DETACHED GARAGE - NO CHAIN

Occupying a corner plot and offered for sale with no chain, is this delightful detached house. Spanning an impressive 903 square feet, the property features three bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious dual aspect reception room, and an open plan 'L' shaped dining kitchen fitted with white hi-gloss units and having integrated cooking appliances. The property also benefits from a ground floor WC and a well appointed bathroom. Outside, there are attractive mature gardens to the front and side, together with a driveway and a detached single garage.

Located in a popular and established residential neighbourhood, the property is well placed for the local amenities in Brockwell and Ashgate, and readily accessible for routes into the Town Centre.

With its ample living space and convenient amenities, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this charming house your new home.

- DETACHED FAMILY HOME ON CORNER PLOT
- GROUND FLOOR WC
- THREE BEDROOMS
- ATTRACTIVE MATURE GARDENS
- NO CHAIN
- SPACIOUS DUAL ASPECT LIVING ROOM
- OPEN PLAN 'L' SHAPED DINING KITCHEN
- FAMILY BATHROOM
- DETACHED GARAGE & CAR STANDING SPACE
- EPC RATING: D

### General

Gas central heating (Ideal Logic Plus C30 Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 83.9 sq.m./903 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

### On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

### Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

### Open Plan 'L' Shaped Kitchen/Diner

21'10 x 11'8 (6.65m x 3.56m)  
A dual aspect room, being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over. Inset single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric oven and induction hob with extractor hood over. Space and plumbing is provided for a washing machine and there is also space for a fridge/freezer. Tiled floor.  
A uPVC double glazed door gives access onto the rear of the property.

### Guest WC

Having a tiled floor and fitted with a low flush WC.

### Living Room

16'3 x 10'11 (4.95m x 3.33m)  
A spacious dual aspect reception room.

### On the First Floor

### Landing

Having a built-in store cupboard housing the gas boiler.

### Bedroom One

11'9 x 11'8 (3.58m x 3.56m)  
A good sized dual aspect double bedroom having a range of fitted wardrobes along one wall with sliding mirror doors.

### Bedroom Two

11'8 x 10'11 (3.56m x 3.33m)  
A good sized dual aspect double bedroom having a fitted double wardrobe with mirror sliding doors.

### Bedroom Three

7'8 x 5'7 (2.34m x 1.70m)  
A rear facing single bedroom.

### Family Bathroom

5'9 x 5'7 (1.75m x 1.70m)  
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC. Vinyl flooring.

### Outside

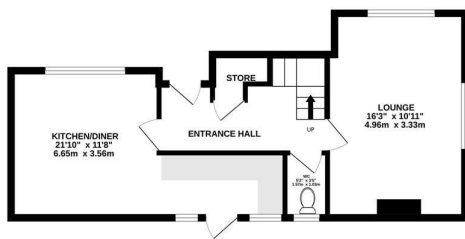
There are lawned gardens to the front and side, together with decorative gravel beds and borders with mature plants and trees, and a small fishpond.

A path gives access to a gate which opens to an enclosed patio with a garden shed.

Double gates to the side of the property open onto a drive providing off street parking and leading to a Detached Single Garage with light, power, rear personnel door and an inspection pit.



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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RICS



## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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