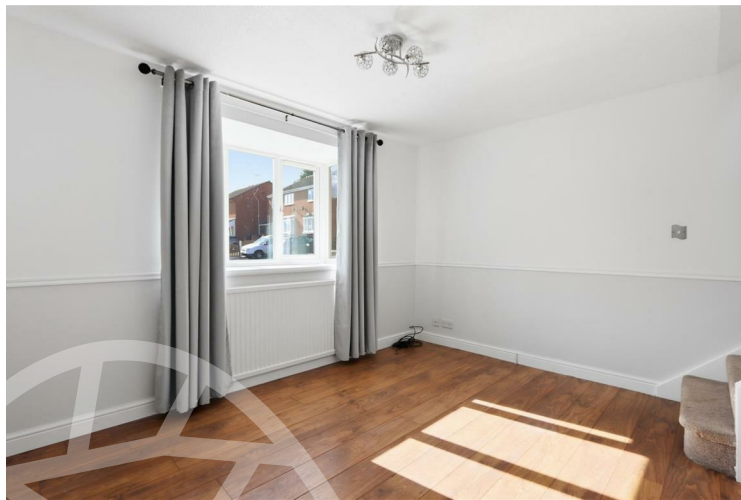




26 Craggon Drive,
New Whittington, S43 2QA

£167,950

W
WILKINS VARDY

£167,950

SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION - MODERN KITCHEN - NO CHAIN

A well proportioned semi detached house, ideally positioned within a quiet cul-de-sac and offered for sale with no onward chain. The property provides approximately 533 sq. ft. of easily managed, neutrally decorated accommodation, comprising a good sized living room, kitchen/diner with integrated cooking appliances, two bedrooms and a bathroom/WC.

Externally, the property benefits from driveway parking and lawned gardens to both the front and rear, making this an ideal home for first-time buyers, downsizers or investors alike.

Located in an established residential area, the property is well placed for accessing the local amenities in New Whittington and readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY
- WELL PROPORTIONED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- MODERN KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- TWO BEDROOMS
- BATHROOM/WC
- DRIVEWAY PARKING & LAWNED GARDENS TO THE FRONT AND REAR
- NO CHAIN
- CUL-DE-SAC POSITION
- EPC RATING: TBC

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 49.5 sq.m./533 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed side entrance door opens into the ...

Kitchen/Diner

12'4 x 12'0 (3.76m x 3.66m)

Being part tiled and fitted with a range of a modern wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink.

Integrated appliances to include a hob with stainless steel splashback, and a newly installed electric oven.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Built-in under stair storage cupboard.

LVT flooring.

Living Room

15'9 x 12'4 (4.80m x 3.76m)

A good sized bay fronted reception room fitted with LVT flooring.

A staircase rises to the first floor accommodation.

On the First Floor

Landing

Bedroom One

12'4 x 9'2 (3.76m x 2.79m)

A good sized front facing double bedroom spanning the full width of the property.

Bedroom Two

8'8 x 7'5 (2.64m x 2.26m)

A rear facing single bedroom having a built-in storage cupboard.

Bathroom

6'0 x 5'7 (1.83m x 1.70m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal hand wash basin and a low flush WC.

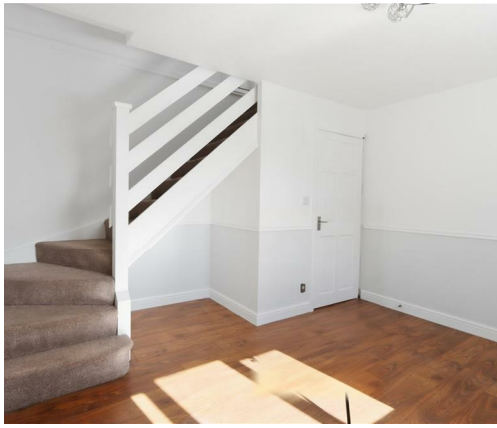
LVT flooring.

Outside

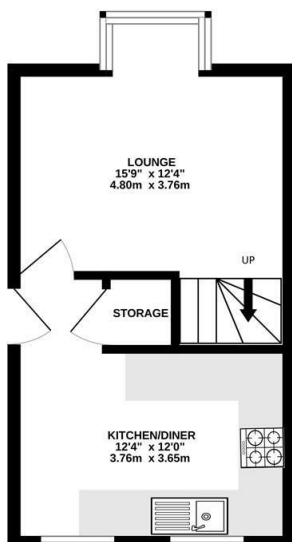
To the front of the property there is a lawned garden, alongside a concrete

driveway providing off street parking.

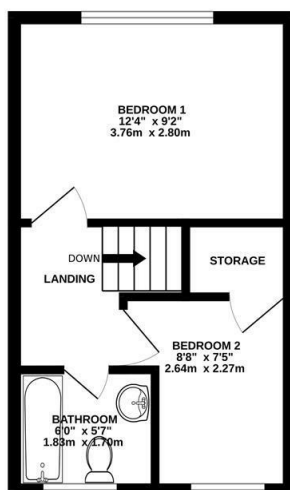
A gate gives access to the side of the property where there is a paved yard area, and beyond is an enclosed rear garden which is laid to lawn.



GROUND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 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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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 Whittington Green 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.

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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