



11 Sylvan Drive, Old Tupton, Chesterfield, S42 6HE  
£289,950



\* DETACHED CHALET BUNGALOW \* THREE DOUBLE BEDROOMS (ONE TO THE GROUND FLOOR) \* REQUIRES MODERNISATION \* DOUBLE ASPECT LOUNGE/DINING ROOM WITH FRENCH DOORS \* SHOWER ROOM/W.C. \* BREAKFAST KITCHEN \* SHOWER ROOM/W.C. \* DRIVEWAY & GARAGE \* ESTABLISHED GARDENS \* GAS CENTRAL HEATING \* DOUBLE GLAZED WINDOWS & DOORS

Occupying a lovely position with established gardens to front and rear elevations, this detached chalet-style bungalow enjoys a private aspect on a popular cul-de-sac in Old Tupton. The property itself boasts a spacious and versatile living space which spans two floors and briefly comprises: a welcoming reception hall with stairs to first floor accommodation, double aspect lounge/dining room with stone fireplace, picture window to front and French doors leading out to the rear garden. There is also a breakfast kitchen, double bedroom with fitted wardrobes and drawers and shower room/w.c. To the first floor there are two further double bedrooms enjoying a rear aspect and looking out over neighbouring woodland.

Externally, as previously mentioned the property enjoys mature gardens to both front and rear elevations and there is a driveway providing off street parking and leading to the detached single garage.

It is also worth noting that the property benefits from gas fired central heating, double glazed windows and doors and is also offered to the market with NO UPWARD CHAIN.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



## GROUND FLOOR ACCOMMODATION

### Reception Hall

A good sized reception hall which has double glazed door and side panels to front elevation, stairs to first floor accommodation with understairs alcove, radiator and doors leading off to:

### Double Aspect Lounge/Dining Room

21'7" x 10'10" (6.58m x 3.31m)

A spacious reception room which enjoys a double aspect with double glazed window to front elevation along with double glazed french doors looking out and leading on to the rear garden.

Also having stone fireplace and two radiators.

### Breakfast Kitchen

12'0" x 10'0" (3.67m x 3.07m)

Having been fitted with a range of base and wall cupboard units with worksurfaces over and inset sink unit. Also having double glazed window to front elevation, door to side and wall mounted gas central heating boiler.

### Bedroom One

11'8" x 9'6" (3.56m x 2.91m)

Positioned to the ground floor and having a range of fitted bedroom furniture providing useful hanging and storage facilities. Also having double glazed window to rear and radiator.

### Shower Room/WC

7'10" x 6'5" (2.41m x 1.98m)

Fitted with a three piece suite comprising walk-in shower enclosure, low flush w.c., pedestal wash basin, double glazed window to rear elevation and radiator.

## FIRST FLOOR ACCOMMODATION

### Landing

With double glazed window to rear elevation, built-in storage cupboard and doors leading to:

### Bedroom Two

12'3" x 10'11" (3.74m x 3.34m)

With double glazed dormer window to rear elevation and radiator.

### Bedroom Three

12'3" x 10'5" (3.74m x 3.18m)

With fitted wardrobes, eaves storage, double glazed dormer window to rear and radiator.

### Outside

The property occupies a lovely positioned with established gardens to both front and rear elevations.

The rear enjoys a private aspect and has substantial decked area along with raised borders containing a variety of mature plants, trees & shrubs.

There is also a driveway providing off street parking and leading to the detached garage.

### Services

We understand all mains services are connected to the premises.

### EPC

To be confirmed.

### Local Authority & Planning

All enquiries should be directed to:

North East Derbyshire District Council  
2013 Mill Lane  
Wingerworth  
Chesterfield  
S42 6NG  
Tel: 01246 231111

### Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Rachael Grange 01246 232156 |  
rachael@wtparker.com  
Lisa Griffiths 01246 232156 | lisa@wtparker.com

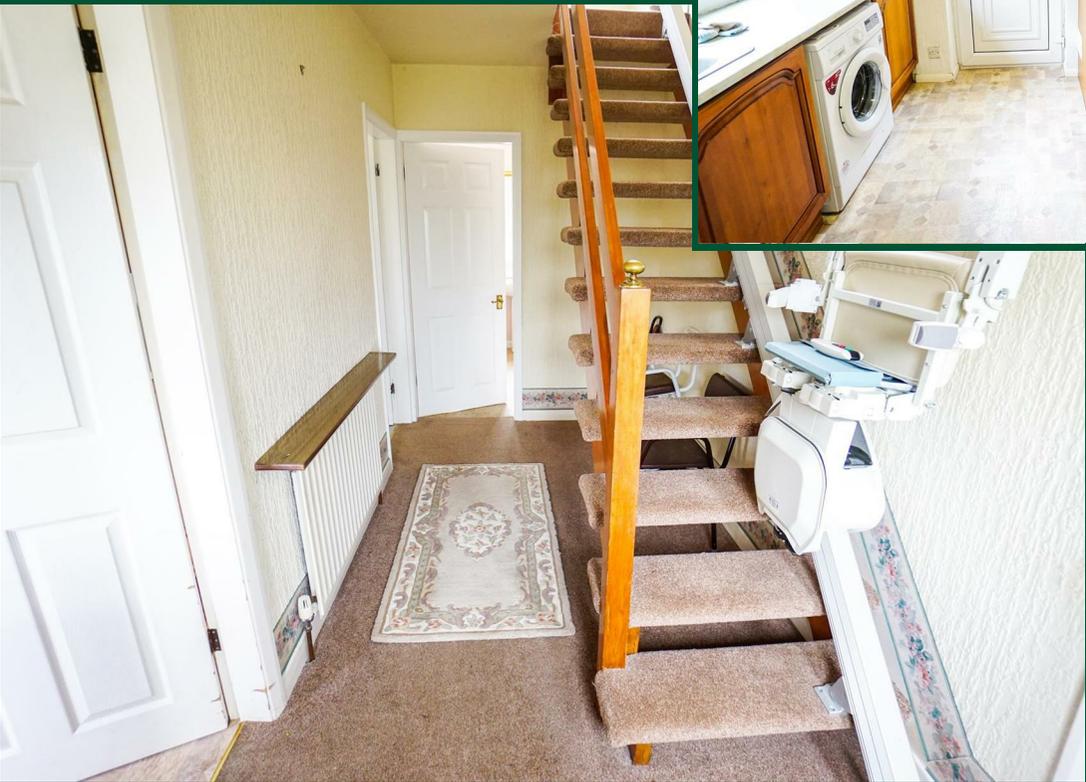
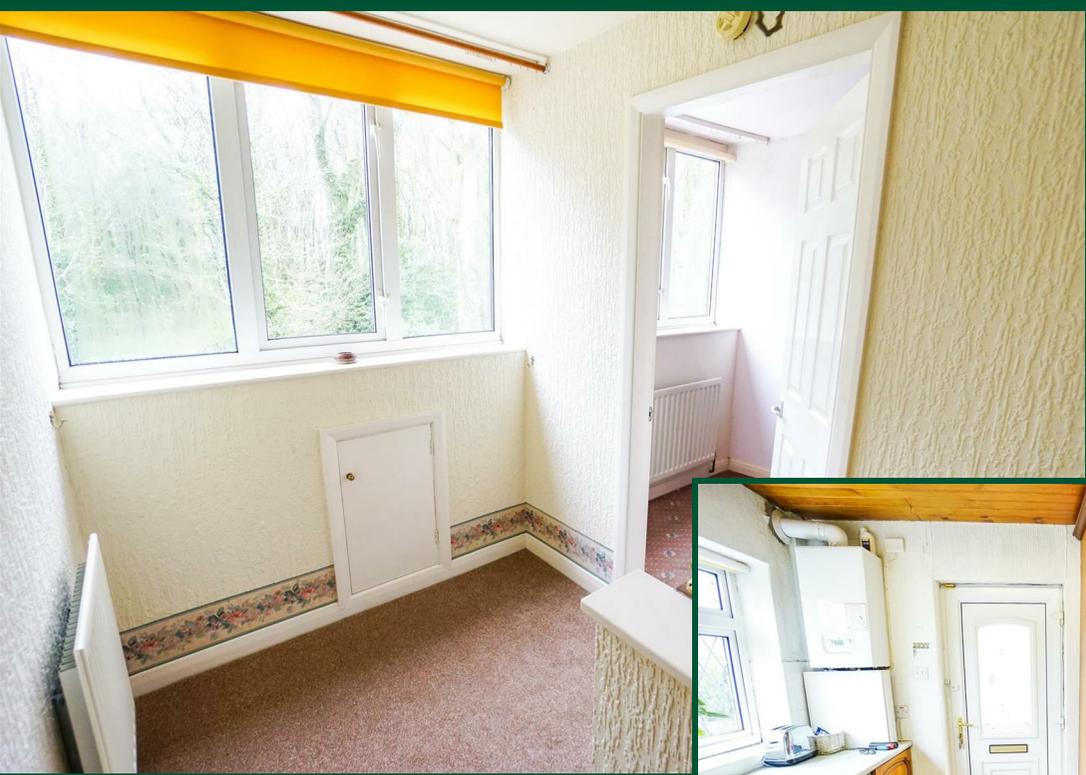
### Tenure

The Property is understood to be Freehold.

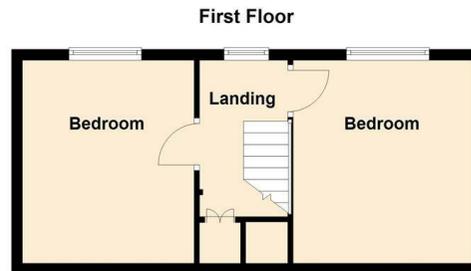
### Council Tax Banding

Band C - North East Derbyshire District Council

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







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			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



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