



# HOPKINS & DAINTY

ESTATE AGENTS



## Lime Walk, Chesterfield, S45 9QA

**£240,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern 3 bedroom home, built c. 2021.

Convenient for the nearby A61 which provides access into Chesterfield.

With spacious and very well presented living accommodation arranged over three floors. Comprising: entrance hallway with a guest WC and utility cupboard. A large kitchen/dining room with a range of integrated appliances and bi-fold doors opening onto the garden. On the first floor, there is a lounge and master bedroom with a dressing area, fitted wardrobes and En-suite shower room. On the second floor, there are two double bedrooms and the main bathroom with a three piece suite, including an over bath shower.

The property has gas central heating, double glazing, front driveway parking for two cars and an enclosed rear garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance Hallway



Accessed via a front entrance door with a double glazed window. Laminate flooring, radiator, stairs rising to the first floor, a built in storage cupboard and utility cupboard.

### Kitchen/Diner 21'10">9'4" x 14'8">6'5" (6.66>2.87 x 4.48>1.97)



Spacious L-shaped room. The kitchen area is fitted with a contemporary range of base and wall units with under unit lighting, attractive worktops and an inset sink and mixer tap. There is a built in electric oven, microwave, induction hob and hood; along with an integrated dishwasher, fridge and freezer.

Two radiators, ceiling spotlights, an under stairs storage cupboard, laminate flooring and double glazed bi-fold doors opening onto the rear garden.

### Guest WC 5'10" x 5'2" (1.80 x 1.58)



Two piece suite comprising WC and wash hand basin. With tiled flooring and splashbacks, a radiator, ceiling spotlights, an extractor vent and double glazed front window.

### Utility Cupboard

With a fitted worktop, plumbing for a washing machine, space for a tumble dryer and tiled flooring.

### First Floor Landing



With a radiator, stairs rising to the top floor and doors leading off.



**Lounge 14'8" x 9'5" (4.49 x 2.88)**



With laminate flooring, a radiator and two double glazed rear windows.

**Master Bedroom 10'1" x 8'9" (3.08 x 2.69)**



With a radiator, double glazed front window and opening to:

**Dressing Area/Wardrobes**

Fitted floor to ceiling wardrobes with mirror sliding doors.

**En-Suite Shower Room 8'6" x 4'5" (2.61 x 1.37)**



Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tiled splashbacks, ceiling spotlights, an extractor vent and a double glazed side window.

**Second Floor Landing**



Access to the loft space, a walk in storage cupboard with the wall mounted gas boiler and doors leading off.

### Bedroom 2 14'9" x 8'8" (4.50 x 2.66)



Front double bedroom with a radiator and double glazed window.

### Bedroom 3 14'9" x 9'5">8'0" (4.50 x 2.89>2.44)



Rear double bedroom with a radiator and double glazed window.

### Bathroom 6'11" x 5'6" (2.11 x 1.69)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Heated towel rail,

decorative tiled splashbacks, ceiling spotlights, an extractor vent and a double glazed side window.

### Driveway

To the front of the property there is a double width driveway providing off road parking. Access to the entrance door and gated side entry to the rear garden.

### Garden



Enclosed lawn and patio garden with fencing to the boundary.

### Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £300.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

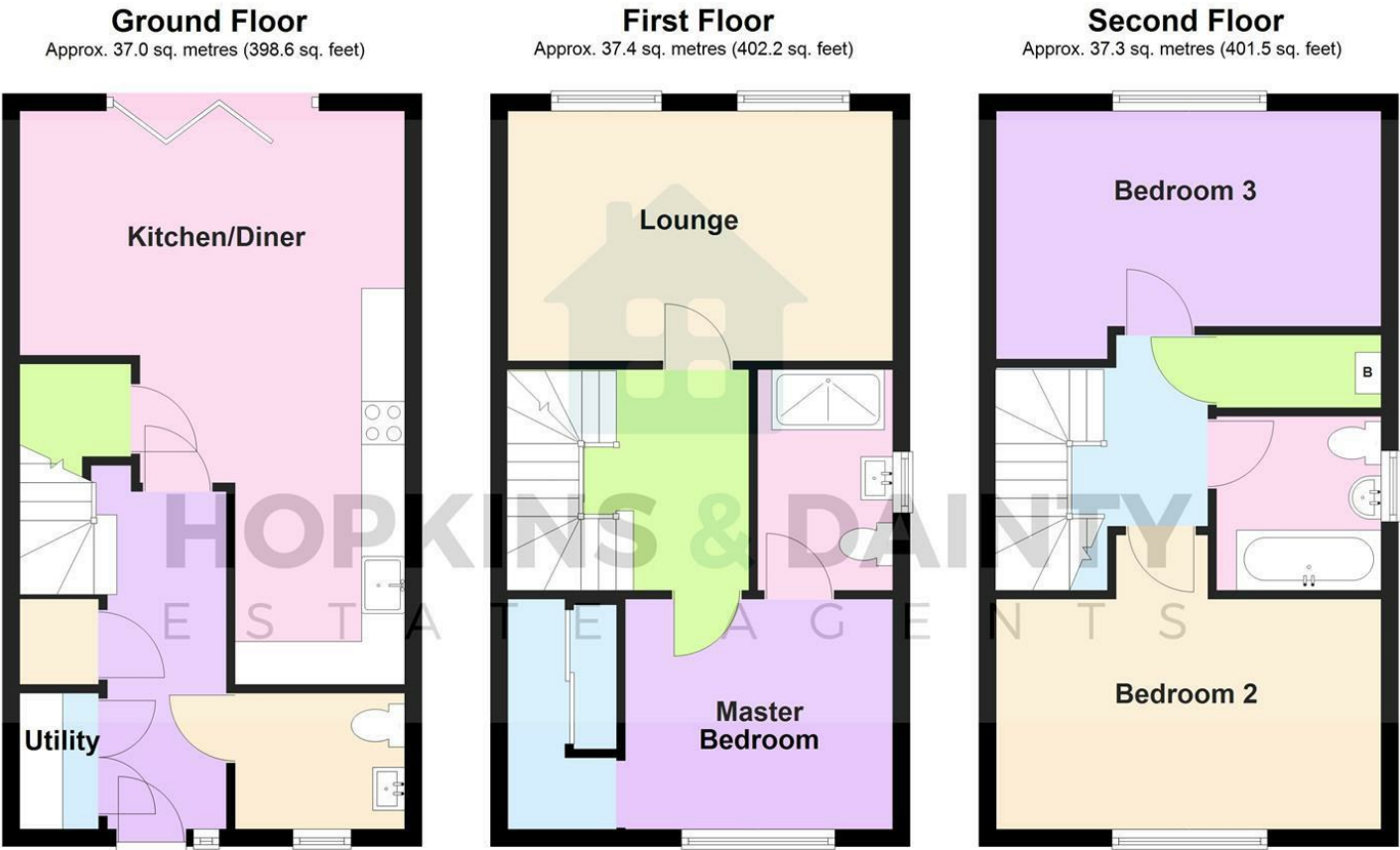
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this

cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



Floor Plan

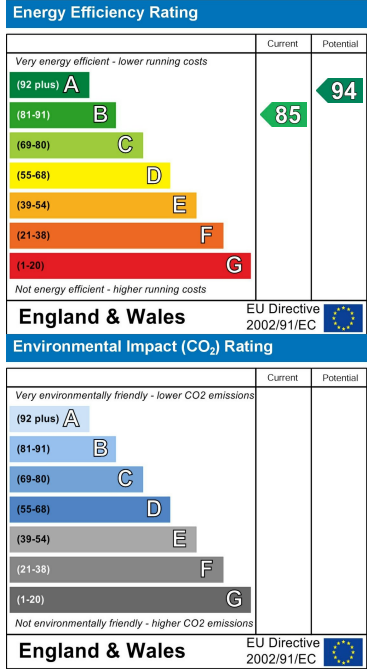


Total area: approx. 111.7 sq. metres (1202.2 sq. feet)  
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.