



34 Rutland Road,  
Chesterfield, S40 1LY

OFFERS IN THE REGION OF

£220,000



WILKINS VARDY

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FOUR BED END TERRACE HOUSE - WELL APPOINTED & VERSATILE ACCOMMODATION - TOWN CENTRE LOCATION

Ready to move into, this delightful end terraced house offers a perfect blend of convenience, charm and flexibility - perfect for anyone looking for space in a central location. Spanning an impressive 1,167 square feet over four floors, you are welcomed into a good sized reception room, which in turn leads through to a spacious kitchen/diner. From here you can access the lower ground floor accommodation, where you can find a useful cellar and a double bedroom/study with an en suite shower room and French doors opening to the rear garden. There are a further three good sized bedrooms and a bathroom, making this an ideal home for a growing family.

Rutland Road is particularly appealing, providing easy access to local amenities, schools, and parks, and within walking distance of the Town Centre. With its generous living space and prime location, this property is sure to attract interest from a range of buyers. Don't miss the chance to make this charming house your new home.

- Superb End Terrace House with accommodation over Four Floors
- Good Sized Living Room with Multi-Fuel Stove
- Useful Cellar
- En Suite Shower Room & Family Bathroom
- Brookfield School Catchment
- Town Centre Location
- Spacious Kitchen with Integrated Cooking Appliances
- Four Good Sized Bedrooms
- Enclosed West Facing Rear Garden
- EPC Rating: E

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 108.4 sq.m./1167 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

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

## Living Room

12'0 x 11'6 (3.66m x 3.51m)  
A good sized front facing reception room having a feature fireplace with multi-fuel stove sat on a marble hearth.  
Fitted shelving to the alcoves and shutters to the window.

## Centre Lobby

With staircase rising to the First Floor accommodation.

## Kitchen/Diner

13'5 x 12'1 (4.09m x 3.68m)  
A good sized rear facing room, being part tiled and fitted with a range of wall, drawer and base units with complementary wood work surfaces over. Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Laminate flooring.  
A door from this room opens to a staircase which descends down to the lower ground floor accommodation.

## On the Lower Ground Floor

## Storage Room

12'2 x 11'7 (3.71m x 3.53m)  
A good sized storage area.

## Bedroom Four/Office

13'5 x 12'1 (4.09m x 3.68m)  
A good sized dual aspect room enjoying an abundance of natural lighting, fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear garden.  
A door gives access to an en suite shower room. The lower ground floor offers the perfect set up for a home office or guest room having its own private entrance to the garden.

## En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.

## On the First Floor

## Landing

Having a door opening to a staircase which rises to the Second Floor accommodation.

## Bedroom Two

12'2 x 11'7 (3.71m x 3.53m)  
A good sized front facing double bedroom, having a built-in double wardrobe with overhead storage, and a built-in storage cupboard.

## Bedroom Three

11'3 x 8'5 (3.43m x 2.57m)  
A good sized single bedroom, having a built-in cupboard housing the gas boiler.

## Family Bathroom

Being part tiled/part wood panelling and fitted with a white 3-piece suite comprising of a panelled bath with folding shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Laminate flooring.

## On the Second Floor

## Master Bedroom

14'4 x 12'0 (4.37m x 3.66m)  
A good sized double bedroom, fitted with laminate flooring and having a gable end window.  
Access panels to eaves storage.

## Outside

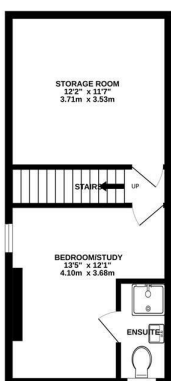
A gate opens to a shared path which leads to steps up to the front entrance door. There is also a low level walled forecourt garden of decorative gravel. Permit parking is available in the area.

A shared side passage gives access to the rear of the property where there is an enclosed garden comprising of a gravelled area and fenced in grass garden.

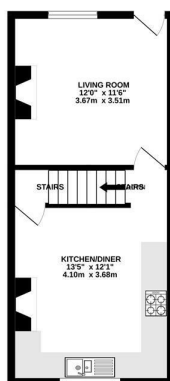




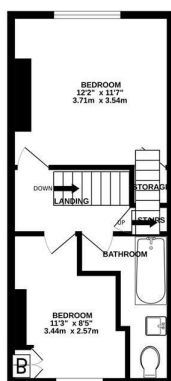
BASEMENT LEVEL  
336 sq ft. (31.2 sq m.) approx.



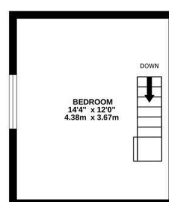
GROUND FLOOR  
327 sq ft. (30.4 sq m.) approx.



1ST FLOOR  
329 sq ft. (30.6 sq m.) approx.




2ND FLOOR  
175 sq ft. (16.2 sq m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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.  
Made with Metropix C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>54</b>
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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## 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, multi-fuel stove, kitchen appliances, shower units, 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 Brookfield Community 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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