



6 Sandringham Close,
Chesterfield, S41 8RQ

£235,000

W
WILKINS VARDY

£235,000

THREE STOREY SEMI DETACHED HOUSE - FOUR BEDS - TWO BATHROOMS - SEMI DETACHED GARAGE

Tucked away in a quiet cul-de-sac, this three storey, four bedroom home offers 1341 sq.ft. of generous living space which is neutrally decorated throughout. The ground floor features a convenient WC, a well proportioned kitchen with integrated cooking appliances, and a spacious living room with French doors opening into a bright garden room, creating a versatile area for relaxing or entertaining.

Upstairs, the property provides four bedrooms, including a principal bedroom with en suite shower room, alongside a family bathroom serving the remaining rooms. Externally, there is a semi detached garage and driveway parking, together with an enclosed rear garden which would benefit from some attention, offering a great opportunity to add value and personalise the space.

Offered to the market with no onward chain, this property is ideal for buyers looking for a well located home, being a short distance from the local amenities on Sheffield Road and readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- THREE STOREY SEMI DETACHED HOUSE
- GOOD SIZED FITTED KITCHEN
- SPACIOUS LOUNGE/DINER WITH GARDEN
- CLOAKS/WC
- ROOM OFF
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- SEMI DETACHED GARAGE & DRIVEWAY
- GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: C

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Total internal floor area - 124.5 sq.m./1341 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A wooden front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising a hand wash basin and a low flush WC.

Kitchen

13'10 x 9'4 (4.22m x 2.84m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary 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 splashback and extractor hood over.
Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a fridge/freezer.
Tiled floor.

Lounge/Diner

16'2 x 11'6 (4.93m x 3.51m)
A spacious reception room, spanning the full width of the property, and having uPVC double glazed French doors which open into the ...

Brick/uPVC Double Glazed Conservatory

12'6 x 9'9 (3.81m x 2.97m)
A lovely conservatory fitted with vinyl flooring. uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)
A good sized front facing double bedroom having a built-in double wardrobe.

Bedroom Three

11'2 x 9'4 (3.40m x 2.84m)
A good sized rear facing double bedroom having a built-in double wardrobe.

Bedroom Four

7'8 x 6'7 (2.34m x 2.01m)
A rear facing single bedroom.

Bathroom

6'7 x 5'8 (2.01m x 1.73m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.

On the Second Floor

Master Bedroom

14'11 x 12'8 (4.55m x 3.86m)
A good sized front facing double bedroom having two built-in double wardrobes.
Access panels to eaves storage and loft access hatch.
A door gives access into a ...

En Suite Bathroom

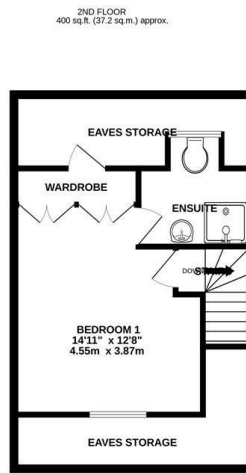
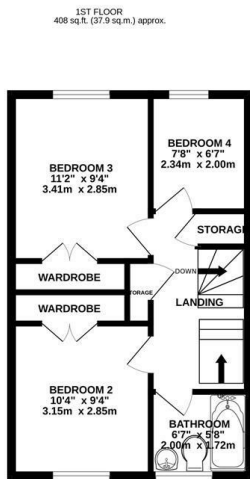
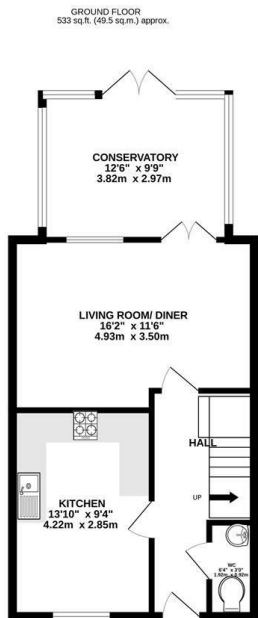
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Outside

To the front of the property there is a low maintenance plum slate garden interspersed with plants and shrubs. A paved path leads up to the front entrance door, the path continuing down the side of the property to a gate which opens to the rear.

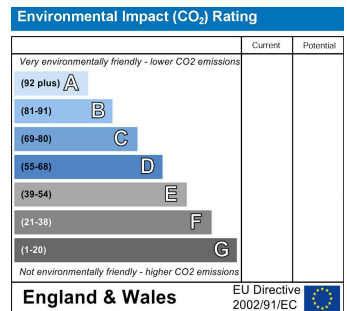
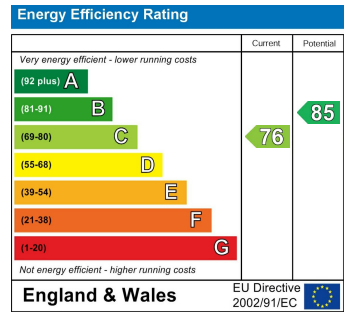
To the rear of the property there is a tiered paved patio with a garden shed.





TOTAL FLOOR AREA: 1341 sq.ft. (124.5 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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