12 St. Chads Way,
Chesterfield, S41 8RN

GUIDE PRICE

£350,000

WILKINS VARDY

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£350,000

GUIDE PRICE: £350,000 TO £360,000 - SUPERB DETACHED FAMILY HOME - CORNER PLOT - FOUR BEDS - TWO BATHROOMS - GARAGE

A well presented detached family home situated on a desirable corner plot, offering 1317 sq.ft. of spacious and versatile accommodation throughout. The property features two good sized reception rooms, a bright conservatory, dining kitchen, and a convenient cloakroom/WC on the ground floor. Upstairs, there are four generously sized bedrooms, including a principal bedroom with en suite, along with a modern family bathroom.

Externally, the home benefits from an enclosed rear garden, ideal for families and entertaining, as well as a garage and driveway providing ample off street parking.

Ideally located close to local shops, amenities, and excellent transport links, this property is perfectly suited for comfortable family living.

- SUPERB DETACHED FAMILY HOME ON CORNER PLOT
- TWO GOOD SIZED RECEPTION ROOMS
- DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- GROUND FLOOR CLOAKS/WC
- FOUR BEDROOMS
- FAMILY BATHROOM & 4-PIECE EN SUITE SHOWER ROOM
- SINGLE GARAGE & AMPLE OFF STREET PARKING
- ATTRACTIVE ENCLOSED REAR GARDEN
- EPC RATING: C

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 122.3 sq.m./1317 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School - (Outwood Academy Newbold is nearby).

On the Ground Floor
A front entrance door opens into a ...

Entrance Hall
Having a tiled floor and a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC
Fitted with a white 2-piece suite comprising a low flush WC and a pedestal hand wash basin with tiled splashback.
Tiled floor.

Living Room
18'7 x 10'4 (5.66m x 3.15m)
A spacious front facing reception room, spanning the full depth of the property and having a feature glass block wall.

Office/Bedroom Five
12'2 x 10'8 (3.71m x 3.25m)
A good sized and versatile dual aspect room, fitted with laminate flooring and having two built-in storage cupboards, easily converted to wardrobes if used as a fifth bedroom.

Dining Kitchen
18'5 x 7'10 (5.61m x 2.39m)
A spacious front facing room, spanning the full depth of the property. 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 pull out hose spray mixer tap.
Integrated appliances to include an electric double oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a fridge/freezer and a tumble dryer.
Tiled floor.
French doors give access into the...

Brick/uPVC Double Glazed Conservatory
12'3 x 8'10 (3.73m x 2.69m)
Fitted with laminate flooring and having French doors which overlook and open onto the rear patio.

On the First Floor

Landing
Having a built-in storage cupboard and loft access hatch.

Bedroom Two
10'3 x 9'0 (3.12m x 2.74m)
A front facing double bedroom having a built-in double wardrobe.

Bedroom Three
10'4 x 10'3 (3.15m x 3.12m)
A front facing double bedroom.

Bedroom Four
9'0 x 6'3 (2.74m x 1.91m)
A single bedroom with side facing window, currently used as a study/craft room and having built-in storage.

Re-Fitted Bathroom
Being fully tiled and fitted with a modern white suite comprising a panelled bath with glass shower screen and mixer shower over, hand wash basin with storage below, and a concealed cistern WC.
Heated towel rail.
Tiled floor.

Hallway
With doors giving access to an en suite shower room and the master bedroom.

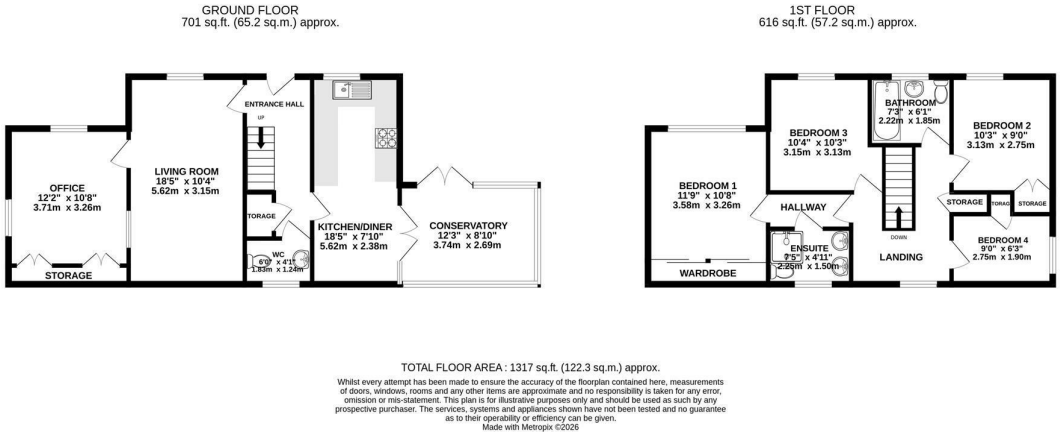
En Suite Shower Room
7'5 x 4'11 (2.26m x 1.50m)
Being fully tiled and fitted with a 4-piece suite comprising of a shower cubicle with mixer shower, 'his' and 'hers' semi recessed hand wash basins with storage below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Master Bedroom
11'9 x 10'8 (3.58m x 3.25m)
A good sized front facing double bedroom having built-in wardrobes with sliding doors along one wall.

Outside
There is a decorative pebbled frontage interspersed with shrubs and trees, together with a tarmac driveway which provides ample off street parking and leads to a Single Garage. An EV charging point is installed.

The enclosed rear garden comprises of a tiered paved patio and lawn.

WASH
YOUR
HANDS
YOU
DIRTY
BASTARD



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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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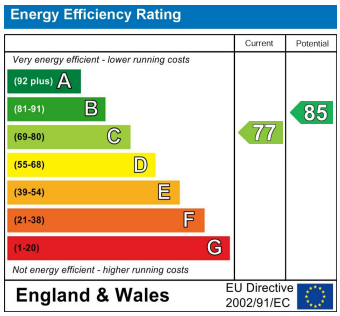

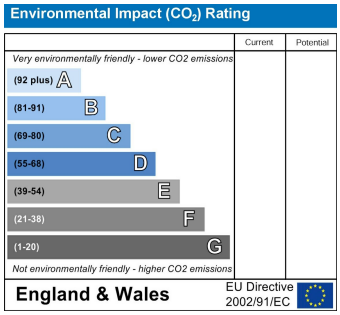

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VIEWINGS

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, 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.

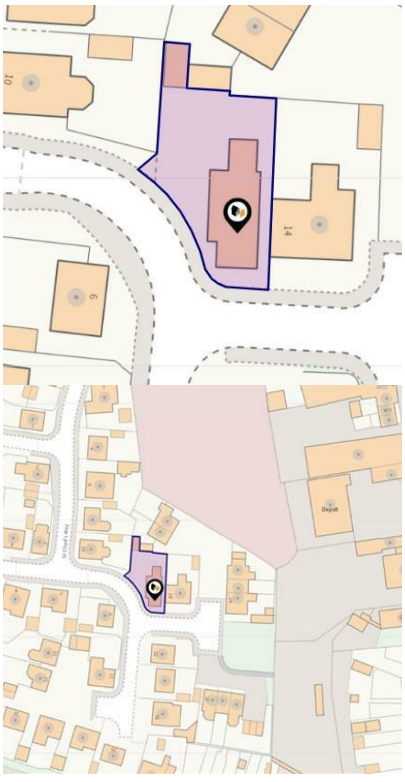
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



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