



20 Haslam Court,
Chesterfield, S41 7NN

PER MONTH

£995 Per Month

W
WILKINS VARDY

PER MONTH

£995 Per Month

THREE STOREY TOWN HOUSE - EDGE OF TOWN CENTRE LOCATION - FOUR BEDS - TWO BATHS - READY FOR IMMEDIATE OCCUPATION

Welcome to this charming townhouse located in Haslam Court. This stylish property boasts a good sized reception room, perfect for entertaining guests or relaxing with family. With four well proportioned bedrooms, two of which have built-in wardrobes, this home offers comfort and convenience. This modern townhouse spans 1021 sq. ft., providing ample space for your family to grow and thrive. The property also features a ground floor WC and two bathrooms, ensuring that busy mornings run smoothly. Additionally, the enclosed low maintenance south facing garden offers a private outdoor space for you to enjoy some fresh air or host summer barbecues.

Situated on the edge of the Town Centre, this home provides easy access to local amenities, schools, and transport links including the nearby train station, making it an ideal choice for families or professionals.

- Well Appointed Three Storey Town House in Cul-de-Sac Position
- Edge of Town Centre Location
- Modern Kitchen/Diner & Cloaks/WC
- Good Sized Living Room
- Four Bedrooms, two having Built-in Wardrobes
- En Suite Shower Room & Family Bathroom
- Enclosed South Facing Rear Garden
- EPC Rating: C
- Ready for Immediate Occupation

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 94.9 sq.m./1021 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

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

Bedroom Three

10'0 x 8'9 (3.05m x 2.67m)
A front facing single bedroom.

Cloaks/WC

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

Kitchen/Diner

12'10 x 12'9 (3.91m x 3.89m)
Being part tiled and fitted with a range of white hi-gloss 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 concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
A door gives access to a built-in under stair store.
Vinyl flooring.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Living Room

12'0 x 10'0 (3.66m x 3.05m)
A good sized living room, spanning the full width of the property and having two windows overlooking the front of the property.

Bedroom Two

10'10 x 9'8 (3.30m x 2.95m)
A good sized double bedroom with two windows overlooking the rear of the

property.

This room also has a built-in double wardrobe, and a door to a built-in over stair storage cupboard.

On the Second Floor

Landing

Having a built-in cupboard housing the hot water cylinder.

Master Bedroom

12'8 x 10'3 (3.86m x 3.12m)
A good sized double bedroom having two windows overlooking the front of the property.
This room has two built-in double wardrobes, and a door which opens to an ...

Bedroom Four

9'8 x 5'10 (2.95m x 1.78m)
A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

En Suite Shower Room

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

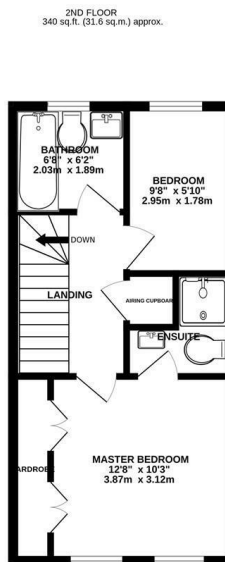
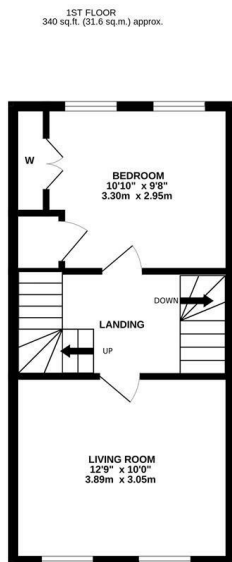
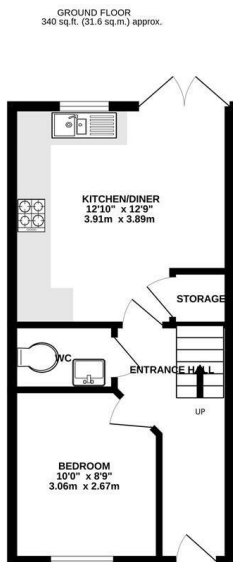
Outside

To the front of the property there is a small lawn with decorative gravel bed, and a paved path leading up to the front entrance door.

To the rear of the property there is an enclosed south facing garden comprising of a deck seating area and a lawn with pebble side borders and a stepping stone path. There is also a garden shed.

A gate to the rear of the garden gives access to a pedestrian footpath.

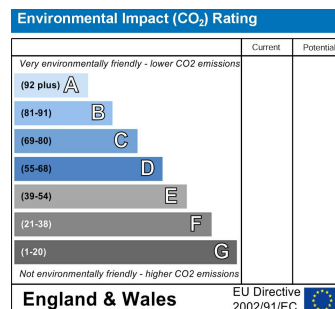
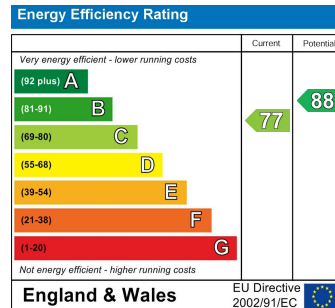




TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

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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RICS

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network

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 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 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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