



13 Sheffield Road,  
Chesterfield, S41 7LR

GUIDE PRICE

£400,000

W  
WILKINS VARDY

## GUIDE PRICE

# £400,000

GUIDE PRICE: £400,000 TO £420,000

SUBSTANTIAL EXTENDED DOUBLE BAY FRONDED VICTORIAN VILLA WITHIN WALKING DISTANCE OF THE TOWN CENTRE - VIRTUAL TOUR AVAILABLE

This attractive five double bedoomed, three bathoomed detached family home offers a superbly generous 2465 sq.ft. of impeccably presented accommodation, which includes two generous bay fronted reception rooms and a fantastic open plan living kitchen with bi-fold doors opening onto an enclosed east facing plot.

Conveniently situated just on the outskirts of Chesterfield Town Centre, the property is well placed for the Train Station and routes towards the Motorway and Sheffield, whilst also being in the normal catchment area for Brookfield Community School.

- Attractive Double Fronted Detached Family Home
- Two Generous Bay Fronted Reception Rooms
- Superb Open Plan Kitchen/Family Room
- Utility Room & Cloaks/WC
- Useful Cellar
- Five Generous Double Bedrooms
- Three Modern Bathrooms
- NO CHAIN
- EPC Rating: D
- Off Street Parking & Enclosed Low Maintenance Rear Garden

### General

Gas central heating (Alpha Boiler)

Sealed unit double glazed windows

Gross internal floor area - 229.0 s.qm./2465 sq.ft.

Council Tax Band - D

Secondary School Catchment Area - Brookfield Community School

### On the Ground Floor

Double wooden doors open into an ...

### Entrance Porch

With an internal door opening into an ...

### Entrance Hall

Having a tiled floor. A staircase rises to the First Floor accommodation, and a second staircase descends down into the Cellar.

### Cellar

15'4 x 14'0 (4.67m x 4.27m)

A useful storage area and also housing the gas/electric meters.

### Living Room

14'8 x 13'4 (4.47m x 4.06m)

A generous bay fronted reception room having a picture rail and feature ornamental fireplace.

### Sitting Room

15'5 x 13'3 (4.70m x 4.04m)

A second generous bay fronted reception room having a picture rail and feature ornamental fireplace.

### Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Chrome heated towel rail.

Tiled floor.

### Superb Open Plan Kitchen/Diner

22'7 x 15'8 (6.88m x 4.78m)

A triple aspect room, fitted with a range of walnut effect wall, drawer and base units with complementary granite work surfaces and upstands.

Matching island unit/breakfast bar with drawer storage and inset sink with pull out spray mixer tap.

Integrated appliances to include a dishwasher, electric double oven and 5-ring gas hob with glass splashback and extractor hood over.

Space is provided for a firdge/freezer.

Downlighting and porcelain tiled floor.

Tri-fold doors overlook and open onto a set of steps which lead down to the rear garden.

Further doors open onto the side of the property and to the Utility Room.

### Utility Room

5'7 x 3'9 (1.70m x 1.14m)

Being part tiled and having a double wall unit and single base unit in walnut effect.

Fitted wood effect worktop and inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for an automatic washing machine.

Tiled floor.

### On the First Floor

#### Landing

With staircase rising to the Second Floor accommodation.

#### Master Bedroom

13'11 x 13'1 (4.24m x 3.99m)

A generous front facing double bedroom having an opening to a walk-in wardrobe with fitted rails and shelving. A door from here gives access into the ...

#### En Suite Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Tiled floor.

#### Bedroom Two

13'9 x 12'1 (4.19m x 3.68m)

A generous rear facing double bedroom.

#### Bedroom Three

13'1 x 12'6 (3.99m x 3.81m)

A generous front facing double bedroom.

#### Spacious Family Bathroom

Being fully tiled and fitted with a contemporary 4-piece white suite comprising of a corner shower with mixer shower, oval freestanding bath with floor mounted mixer tap, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail

Downlighting and porcelain tiled floor.

The loft access hatch is also sited in this room.

### On the Second Floor

#### Bedroom Four

17'3 x 13'3 (5.26m x 4.04m)

A generous dual aspect double bedroom.

#### Bedroom Five

15'0 x 13'1 (4.57m x 3.99m)

A generous dual aspect double bedroom.

#### Bathroom

Being fully tiled and fitted with a contemporary white 3-piece suite comprising of a freestanding bath with centre bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Downlighting and tiled flooring.

Double wooden doors open into eaves storage where the gas boiler and hot water cylinder are also housed.

#### Outside

To the front of the property there is a low level walled low maintenance frontage with pedestrian gate, and double gate to the side opening onto a gravelled car standing space.

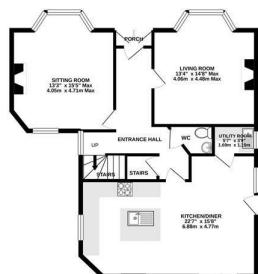
To the rear of the property there is a low maintenance gravelled garden with steps to the rear leading down to an artificial lawn with decorative plum slate side borders.



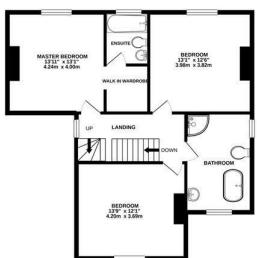
BASMENT  
206 sq.ft. (19.1 sq.m) approx.



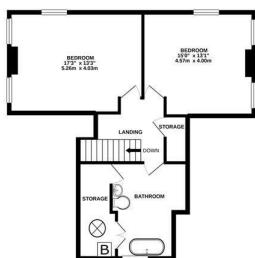
GROUND FLOOR  
642 sq.ft. (59.2 sq.m) approx.



1ST FLOOR  
766 sq.ft. (71.1 sq.m) approx.



2ND FLOOR  
632 sq.ft. (58.4 sq.m) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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RICS



## VIEWINGS

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.

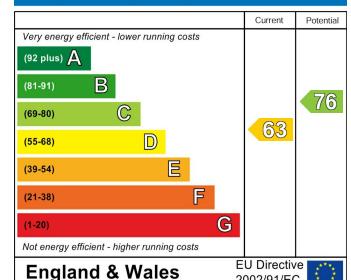
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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.

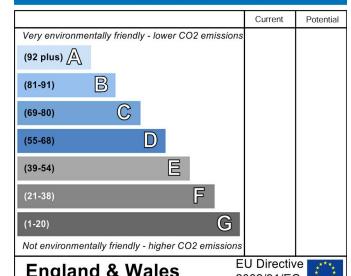
## Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



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

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