



11 White Leas,
Chesterfield, S40 4PS

OFFERS IN THE REGION OF

£605,000

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WILKINS VARDY

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CHARMING DETACHED BUNGALOW WITH LOFT CONVERSION - 0.21 ACRE PLOT – NO UPWARD CHAIN

Occupying a generous 0.21 acre plot at the head of a cul-de-sac, this charming detached bungalow with loft conversion offers spacious and versatile accommodation, ideal for families or those seeking flexible living space.

The property features a bright dual aspect living room, a separate sitting room, a well proportioned kitchen/diner with integrated cooking appliances, and a separate utility room. There are three ground floor bedrooms, one of which benefits from an en suite shower room, while the impressive first floor principal bedroom also enjoys its own en suite shower room. A family bathroom serves the remaining accommodation.

Outside, the property is complemented by an attached double garage, ample driveway parking, and attractive, mature gardens to both the front and rear, providing a private and picturesque setting.

Offered to the market with no upward chain, this delightful home presents an excellent opportunity for buyers seeking a spacious property in a desirable setting.

- CHARMING DETACHED BUNGALOW WITH LOFT CONVERSION STANDING ON 0.21 ACRE PLOT
- GOOD SIZED KITCHEN/DINER AND SEPARATE UTILITY ROOM
- MASTER BEDROOM TO THE FIRST FLOOR WITH EN SUITE SHOWER ROOM
- PLENTY OF STORAGE
- ATTRACTIVE MATURE GARDENS TO THE FRONT AND REAR
- DUAL ASPECT LIVING ROOM AND SEPARATE SITTING ROOM
- THREE BEDROOMS TO THE GROUND FLOOR, ONE WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- ATTACHED DOUBLE GARAGE & DRIVEWAY PARKING
- EPC RATING: TBC

General

Gas central heating (Baxi Boiler) & electric storage heating
Timber framed uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 209.9 sq.m./2259 sq.ft. (including Double Garage)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed front entrance door with matching glazed side panels opens into a ...

Entrance Hall

With staircase rising to the first floor accommodation.
Built-in under stair storage cupboard.

Bedroom Three

12'1 x 11'9 (3.68m x 3.58m)
A good sized front facing double bedroom.

Bedroom Two

14'9 x 11'5 (4.50m x 3.48m)
A good sized double bedroom with side facing window, and having a range of built-in wardrobes with overhead storage and a set of drawers.
There is also a fitted bedhead with attached bedside cabinets.
A door opens to a ...

En Suite Shower Room

6'7 x 5'9 (2.01m x 1.75m)
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.

Bathroom

10'3 x 6'2 (3.12m x 1.88m)
Being fully tiled and fitted with a 4-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal hand wash basin, low flush WC and bidet.
Fitted wall unit.

Living Room

24'1 x 11'10 (7.34m x 3.61m)
Accessed via double doors from the entrance hall, this spacious dual aspect reception room has a feature fireplace with marble insert and hearth, and inset living flame coal effect gas fire.
Sliding patio doors overlook and open onto the rear of the property.

Kitchen/Diner

14'8 x 10'5 (4.47m x 3.18m)
Being part tiled and fitted with a range of light oak 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 concealed extractor over.
Included in the sale is the integral dishwasher.
Vinyl & carpet flooring.
A door gives access to a ...

Rear Entrance Hall

Having a door opening to a utility room, and a further door giving access onto the rear of the property.

Utility Room

7'11 x 5'6 (2.41m x 1.68m)
Having a stainless steel single drainer sink with mixer tap and double base unit below, together with a fitted double wall unit.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Vinyl flooring.

Bedroom Four

11'6 x 11'6 (3.51m x 3.51m)
A front facing double bedroom having a range of fitted furniture along one wall to include wardrobes, overhead storage and vanity area with drawers.

Sitting Room

11'6 x 9'1 (3.51m x 2.77m)
A good sized and versatile rear facing room.

On the First Floor

Bedroom One

20'7 x 18'7 (6.27m x 5.66m)
A spacious 'L' shaped bedroom with two Velux windows and a gable end window.
Loft access hatch.
A door gives access into a ...

En Suite Shower Room

7'9 x 6'0 (2.36m x 1.83m)
Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with electric shower, pedestal hand wash basin and a low flush WC.
Electric heated towel rail.

Store Room

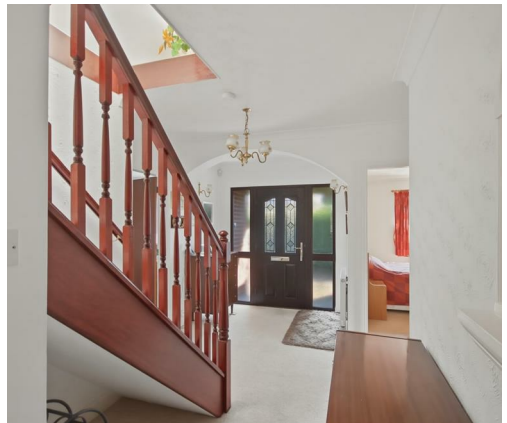
18'7 x 11'11 (5.66m x 3.63m)
A spacious and versatile room.

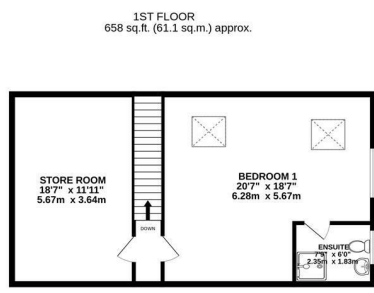
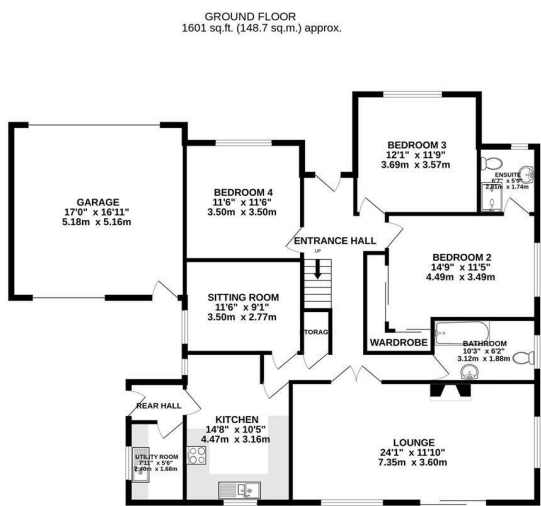
Outside

A concrete driveway to the front of the property provides off street parking and leads up to a Attached Double Garage (17'0 x 16'11) having an electric 'up and over door to the front, a single 'up and over' door to the rear as well as a personnel door. There is also a front garden which is laid to lawn with a planted side border and some conifer hedging.

To the side of the property there is a paved and gravelled footpath which leads to the rear of the property. An outside water tap is also provided.

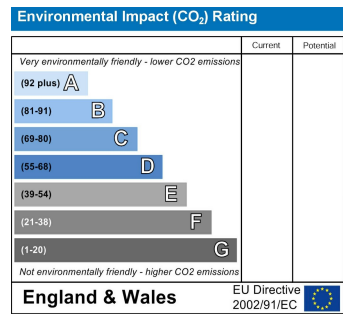
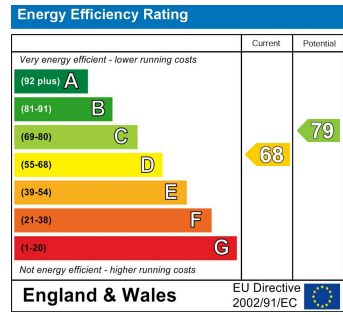
The enclosed south west facing rear garden comprises a paved patio with rockery. Steps rise up to a good sized lawned garden with mature fruit trees and shrubs. There are also steps leading to a paved hardstanding area where a greenhouse currently stands (which is available to purchase subject to separate negotiation), and a garden shed is located at the top of the garden.





TOTAL FLOOR AREA : 2259 sq.ft. (209.9 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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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 unable to verify that the central heating system, gas fire, kitchen appliances, shower units, 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.

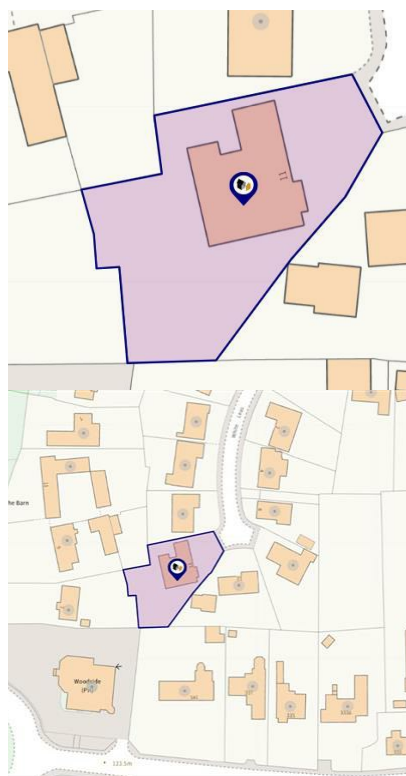
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Outwood Academy Newbold 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

wilkins-varDY.co.uk