8 Cromwell Road,
Chesterfield, S40 4TH

£395,000

WILKINS VARDY

£395,000

FOUR BED SEMI - THREE RECEPTION ROOMS - OUTSKIRTS OF TOWN CENTRE - NO UPWARD CHAIN

Offered for sale with no upward chain is this delightful semi detached house which offers a generous 1,606 square feet of living area, over three floors. The well appointed accommodation boasts three versatile reception rooms, providing ample space for relaxation, entertaining, or even a home office. The home also features a dual aspect kitchen, four good sized bedrooms and a 4-piece bathroom, making this an ideal home for a variety of buyers. Outside, there is off street parking and an attractive enclosed side patio and rear garden with useful outbuilding.

Located on the outskirts of the Town Centre, the property is well placed for local schools and amenities, and is readily accessible for transport links towards Dronfield, Sheffield and the M1 Motorway.

Don't miss the chance to make this lovely property your new home.

- SEMI DETACHED HOUSE LOCATED ON OUTSKIRTS OF THE TOWN CENTRE
- WELL PROPORTIONED ACCOMMODATION OVER THREE FLOORS
- THREE VERSATILE RECEPTION ROOMS
- DUAL ASPECT KITCHEN
- FOUR BEDROOMS
- 4-PIECE FAMILY BATHROOM
- DRIVEWAY PARKING
- ENCLOSED SIDE PATIO & REAR GARDEN WITH OUTBUILDING
- NO UPWARD CHAIN
- EPC RATING: E

General
Gas central heating (Baxi Bermuda Back Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 149.2 s.qm./1606 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor
A uPVC double glazed front entrance door opens into an ...

Entrance Porch
Having an internal door opening into an ...

Entrance Hall
With staircase rising to the First Floor accommodation. A glazed sliding door opens to the ...

Living Room
13'6 x 11'11 (4.11m x 3.63m)
A good sized front facing reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.
Two sliding doors give access into the ...

Dining Room
13'2 x 11'11 (4.01m x 3.63m)
A second good sized reception room, being rear facing and having a sliding door which takes you into the entrance hall.

Sitting/Dining Room
13'11 x 11'11 (4.24m x 3.63m)
A good sized reception room having a wall mounted gas fire with back boiler sat on a marble effect hearth.
There is a door giving access to a useful built-in store cupboard which has plumbing for a washing machine, and a further door which opens to the kitchen.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property.

Kitchen
10'8 x 7'8 (3.25m x 2.34m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated dishwasher.
Space is provided for a fridge/freezer and there is also space for a freestanding cooker with extractor over.
Tiled floor.

On the First Floor

Split Level Landing
Having a staircase rising to the Second Floor accommodation.

Bedroom One
18'0 x 11'11 (5.49m x 3.63m)
A spacious double bedroom having two windows overlooking the front of the property.

Bedroom Two
13'2 x 11'11 (4.01m x 3.63m)
A good sized rear facing double bedroom.

Bedroom Four
8'10 x 7'11 (2.69m x 2.41m)
A good sized single bedroom with side facing window.

Family Bathroom
Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath with bath/shower mixer tap, glass shower screen and electric shower over, pedestal wash hand basin, low flush WC and bidet.
Built-in airing cupboard housing the hot water cylinder.
Tiled floor.

On the Second Floor

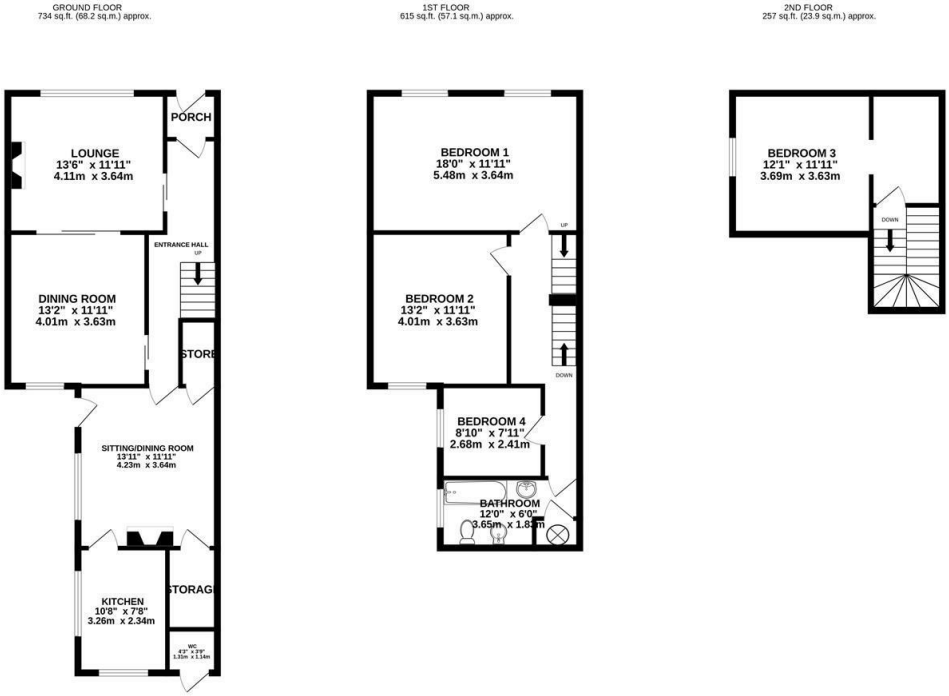
Landing
A good sized landing which could be used as a dressing room or study area, or has the potential to create an en suite. An opening leads through into ...

Bedroom Three
12'1 x 11'11 (3.68m x 3.63m)
A good sized double bedroom having a gable end window.

Outside
To the front of the property there is a block paved driveway which provides off street parking.

The block paving continues down the side of the property to a wooden gate which opens to a block paved patio/seating area. A wooden door gives access to an Integral Outside WC.

A gate from the patio gives access onto the enclosed rear garden which comprises of a lawn, planted side border and fruit trees. A paved path leads down to a Brick Built Workshop/Outhouse.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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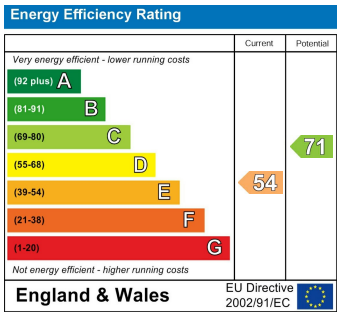

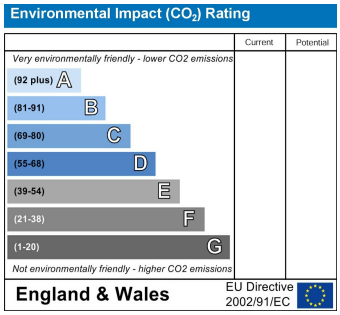

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VIEWINGS

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.

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, gas fires, 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.

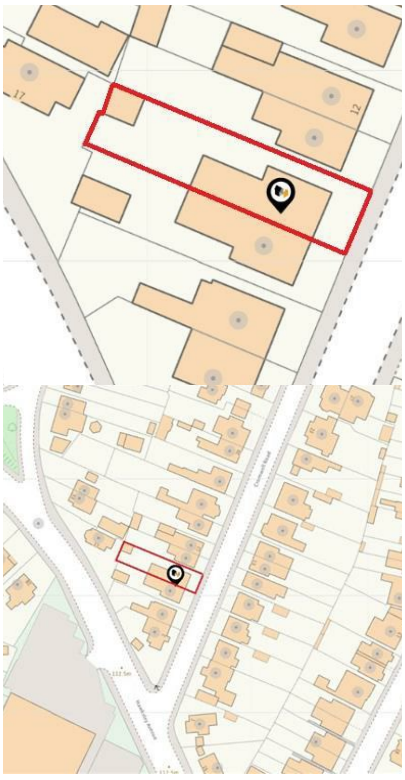
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Outwood Academy Newbold 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.



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