



26C Fairfield Road,  
Chesterfield, S40 4TP

OFFERS IN THE REGION OF

£230,000

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WILKINS VARDY

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# £230,000

LINK DETACHED FAMILY HOME - WELL APPOINTED ACCOMMODATION - NO CHAIN

A well presented and thoughtfully maintained link-detached family home situated on the desirable outskirts of the Town Centre. This attractive property provides neutrally presented and well proportioned accommodation, ideal for modern family living.

The ground floor features a welcoming entrance hall leading to a spacious, bright and comfortable living room with French doors opening onto the enclosed rear garden. There is also a kitchen with fitted units. Upstairs, the property offers three good sized bedrooms and a family bathroom. A driveway with carport completes the property.

The location of the property provides easy access to local shops, schools, transport links, and town centre amenities while enjoying a quieter residential setting.

Book a viewing today!

- WELL APPOINTED LINK DETACHED HOUSE
- EDGE OF TOWN CENTRE LOCATION
- SPACIOUS DUAL ASPECT RECEPTION ROOM
- KITCHEN WITH FITTED UNITS
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY WITH CARPORT
- LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 93.9 sq.m./1011 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 with glazed side panel opens into a ...

## Entrance Hall

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

## Lounge/Diner

25'11 x 13'3 (7.90m x 4.04m)  
A spacious dual aspect reception room fitted with laminate flooring and having a feature stone effect fireplace with an inset electric fire.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## Kitchen

11'10 x 8'6 (3.61m x 2.59m)  
Accessible from the entrance hall and dining room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and freestanding cooker having a fitted extractor canopy over.  
Tiled flooring.  
A wooden door gives access onto the side of the property.

## On the First Floor

## Landing

## Bedroom One

13'11 x 12'0 (4.24m x 3.66m)  
A good sized front facing double bedroom having a range of fitted wardrobes and drawer units along one wall.

## Bedroom Two

12'0 x 11'6 (3.66m x 3.51m)  
A rear facing double bedroom having a fitted double wardrobe.

## Bedroom Three

10'8 x 8'8 (3.25m x 2.64m)  
A rear facing small double/single bedroom.

## Family Bathroom

9'9 x 7'10 (2.97m x 2.39m)  
Being part tiled and fitted with a white 3-piece suite comprising a panelled corner bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Built-in linen cupboard.  
Vinyl flooring.

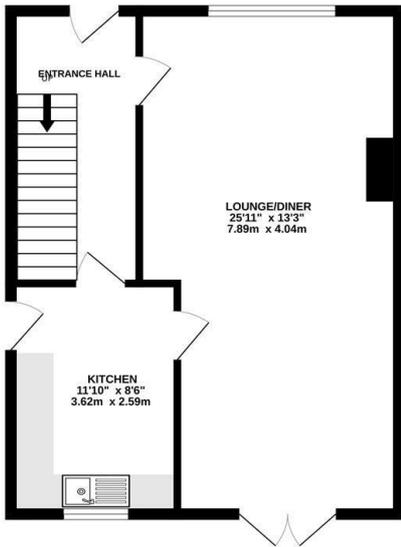
## Outside

To the front of the property there is a low maintenance pebbled garden interspersed with plants and shrubs, alongside a concrete driveway with carport which provides off street parking.

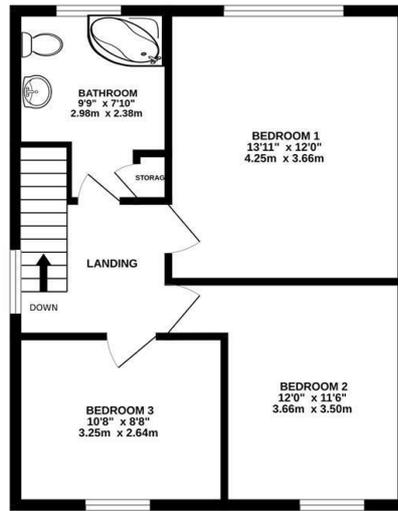
A gate gives access to the rear garden there is a paved seating and lawn surrounded by decorative pebbles. There are also three further grassed areas and a small wooden garden shed.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

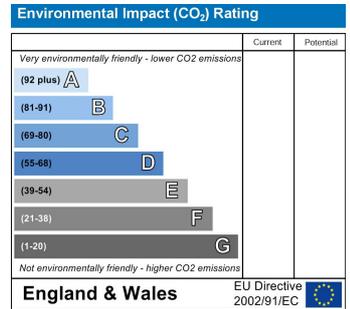
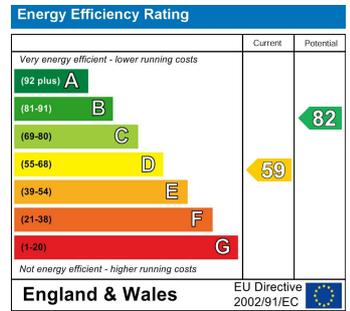


1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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 informed by the vendor that, at the time of our inspection, the central heating system, electric fire, 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.

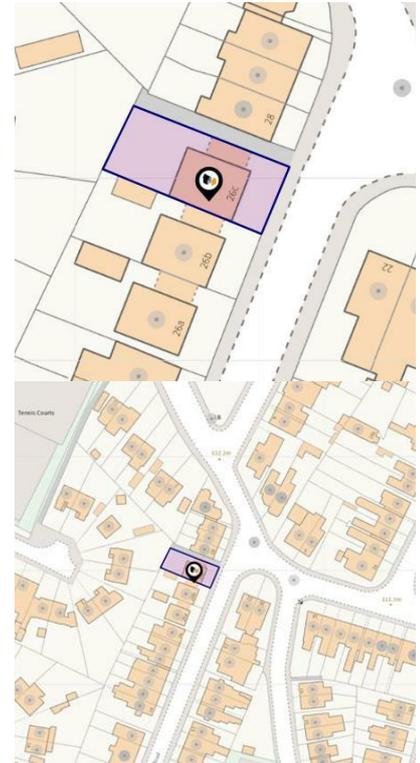
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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 Consultants.



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