



1 Quarry Bank Road,  
Spital, S41 0HH

OFFERS IN THE REGION OF

£240,000

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WILKINS VARDY

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# £240,000

STUNNING VICTORIAN PROPERTY - STYLISH & UPGRADED INTERIOR - GOOD SIZED PLOT WITH OFF STREET PARKING & USEFUL OUTBUILDING

Nestled on Quarry Bank Road, this charming semi-detached Victorian house is a true gem waiting to be discovered. With a delightful mix of character and modern features, this property boasts a stylish interior that has been lovingly improved by its current owners. As you step inside, you'll be greeted by a fantastic hallway and open plan layout on the ground floor, featuring a contemporary kitchen complete with integrated appliances. The Victorian bay front adds a touch of elegance to the space, creating a warm and inviting atmosphere throughout. This lovely home offers three cosy bedrooms, and a modern re-fitted shower room, providing comfort and convenience for everyday living. The property spans 1,149 sq ft, over three storeys, offering ample space for you to make it your own.

This Victorian beauty sits on a good-sized plot with parking for one vehicle, a rare find in this type of property. Located just a stone's throw away from the town centre, you'll have easy access to all the amenities Chesterfield has to offer.

- Stunning Bay Fronted Victorian Semi on Edge of Town Centre
- Good Sized Bay Fronted Living Room
- Modern Dining Kitchen with Exposed Brick Fireplace and Multi-Fuel Stove
- Three Good Sized Double Bedrooms over Two Storeys
- Contemporary Shower Room
- Off Street Parking
- Enclosed Rear Garden with Useful Outbuilding currently used as a Gym
- Popular & Convenient Location
- EPC Rating: TBC

## General

Gas central heating (Baxi Duotec Combi Boiler)

Sealed unit double glazed windows

Gross internal floor area - 106.7 sq.m./1149 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

### Storm Porch

Having a tiled floor. A composite front entrance door opens into a ...

### Entrance Hall

Having a tiled floor. A staircase rises to the First Floor accommodation.

### Living Room

14'7 x 11'8 (4.45m x 3.56m)

A good sized bay fronted reception room, fitted with laminate flooring and having a feature ornamental fireplace with a tiled inset and a stone hearth.

Fitted base unit and shelving to the alcove.

An opening leads through into the ...

### Dining Room

13'1 x 12'1 (3.99m x 3.68m)

Being open plan to the kitchen, a good sized reception area fitted with laminate flooring and having a feature exposed brick chimney breast/fireplace with stone lintel and having a multi-fuel stove.

Built-in under stair store cupboard.

uPVC double glazed French doors overlook and open onto a deck seating area.

### Kitchen

9'9 x 9'1 (2.97m x 2.77m)

Being part tiled and fitted with a range of modern shaker style wall, drawer and base units with complementary solid wood work surfaces over, including a breakfast bar.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a microwave oven, fridge/freezer, dishwasher and a washing machine.

Space is provided for a range cooker having a fitted extractor hood over.

Laminate flooring and downlighting

## On the First Floor

### Landing

Fitted with laminate flooring. An open balustrade staircase rises to the Second Floor accommodation.

## Bedroom One

15'4 x 12'1 (4.67m x 3.68m)

A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair storage cupboard.

## Bedroom Two

13'2 x 9'1 (4.01m x 2.77m)

A good sized rear facing double bedroom.

## Contemporary Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a walk-in shower enclosure with mixer shower, counter top wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

## On the Second Floor

### Landing

Having a wooden framed double glazed Velux window.

### Attic Bedroom

12'8 x 12'4 (3.86m x 3.76m)

A good sized room, currently used as an occasional bedroom and having a feature exposed brick wall.

Laminate flooring and down lighting.

Wooden framed double glazed Velux window and a rear facing window.

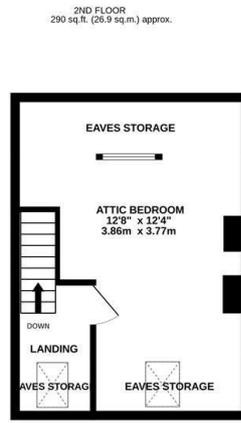
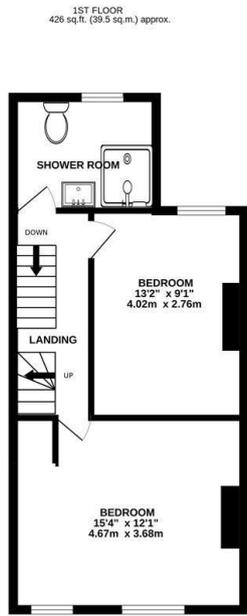
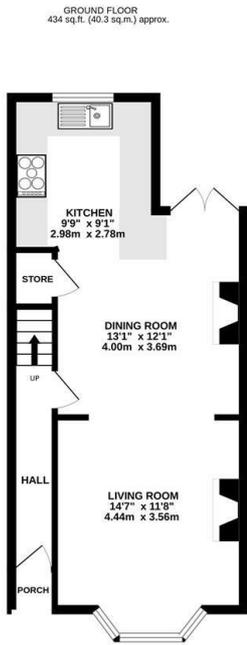
## Outside

To the front of the property there is a low maintenance decorative gravelled garden with low level wall.

A driveway to the side provides off street parking.

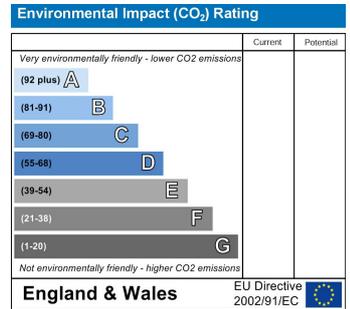
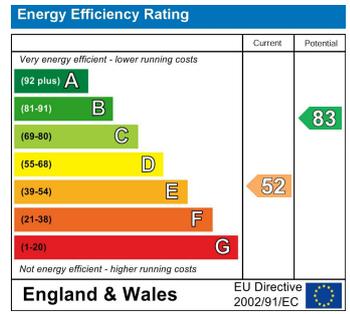
A gate opens to a deck seating area, and beyond here there is hardstanding area with steps down to an outbuilding which is currently used as a gym and has light and power. There is also a lawned garden with path to the side which leads down to two brick built outbuildings.





TOTAL FLOOR AREA: 1149 sq.ft. (106.7 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

Relocation agent 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, multi-fuel stove, 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 Outwood Academy Hasland Hall 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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