



17 Staunton Close,
Chesterfield, S40 2FE

£409,995

W
WILKINS VARDY

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IMMACULATE FAMILY HOME - MUCH IMPROVED - STATEMENT KITCHEN - LANDSCAPED PLOT - VIEWING ADVISED

This immaculately presented detached family home offers a perfect blend of modern living and comfort. With four spacious bedrooms and two well-appointed bathrooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of this property is undoubtedly the recently re-fitted statement kitchen, which boasts elegant quartz worktops and fully integrated appliances including a Blanco hot/cold/filtered tap and wine cooler.

The property also features a part-converted garage, which has been transformed into a superb office space. Three of the bedrooms have fitted storage/wardrobes adding to the quality of this home. Situated in a desirable development, this home is ideally placed for commuters, offering convenient access to local transport links. The combination of its modern improvements and prime location makes this property a fantastic opportunity for anyone looking to settle in Chesterfield.

- Immaculately Presented & Much Improved Family Home
 - Four Well Proportioned Bedrooms, Three Having Fitted Storage
 - Part Converted Garage Providing Excellent Office Space
 - Ample Parking & Storage
 - Viewing Strongly Advised
- Stunning Re-Fitted Fully Integrated Kitchen with Quartz Tops, Blanco Tap and Wine Cooler
 - Two Modern Bathrooms
 - Living Room With Portuguese Limestone Fireplace
 - No Upward Chain
 - EPC Rating: C

General
Gas central heating
uPVC double glazed units throughout.
Gross internal floor area - 112.5 sq.m./1211 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School
All curtains and blinds included

Entrance Hall
With Karndean parquet style flooring and a fantastic oak staircase. .

Re-Fitted Downstairs WC
Comprising of a WC and wash hand basin.

Lounge
16'9" x 10'6" (5.11m x 3.20m)
A good sized room having a window overlooking the front of the property and an electric fire set within a Portuguese limestone fireplace.
Double doors lead through to the ...

Superb Re-Fitted Kitchen/Diner
25'10" x 10'6" (7.87m x 3.20m)
Having recently re-fitted units with quartz worktops. Including a large four ring induction hob with built-in extractor and two Bosch ovens.
Wine cooler, integrated dishwasher, washing machine and tumble dryer.
Karndean Parquet flooring.
A rear door and bi-fold doors give access onto the landscaped garden.

Part Converted Garage

Office
9'4" x 7'11" (2.84m x 2.41m)
A fantastic office space with door gives access into the ...

Garage / Storage
7'11" x 5'11" (2.41m x 1.80m)
A good sized storage room ideal for bikes etc.

On The First Floor

Landing

Bedroom Three
9'4" x 7'11" (2.84m x 2.41m)
A double bedroom with built-in storage over the stairs.

Bedroom Four
8'9" x 7'11" (2.67m x 2.41m)
A rear facing good sized single bedroom.

Re-Fitted Family Bathroom
6'7" x 5'6" (2.01m x 1.68m)
Having been recently refitted and comprising of a large walk-in mixer shower with overhead rainfall head and hand held attachment, wash hand basin and WC
Fully tiled.

Storage Cupboard
Currently housing the boiler.

Bedroom Two
10'6" x 8'6" (3.20m x 2.59m)
A rear facing double room with built-in storage.

Master Bedroom
18'6" x 11'9" (5.64m x 3.58m)
A good sized front facing double bedroom with built-in wardrobes.

En-suite
9'4" x 4'6" (2.84m x 1.37m)
Comprising a small mixer shower with rainfall head and hand held attachment, wash hand basin and WC.
Fully tiled.

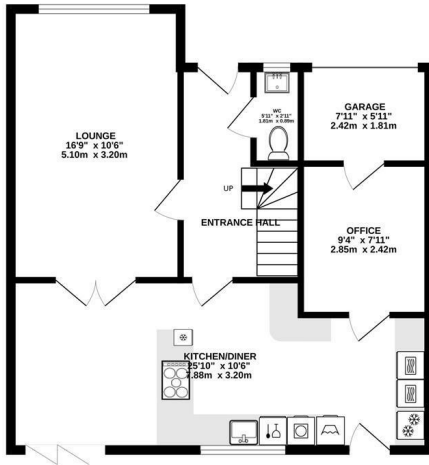
Outside
To the front there is a large tarmac driveway accommodating 3/4 vehicles. There is access to the garage which has been partially converted.

To the side a gate leads to a small path which leads to the rear garden.

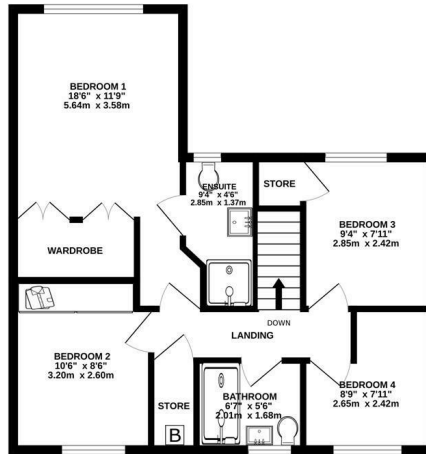
To the rear there is a large stone patio area. The wooden shed is not included in the sale. The garden continues into a large decked area with borders and beyond this there is a gravelled area with pergola.



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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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, kitchen appliances, 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.

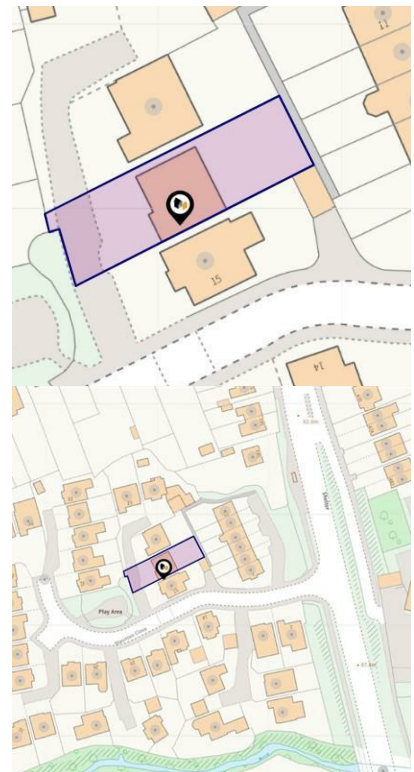
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community 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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