



6 Ashhurst Close,
Chesterfield, S40 4XZ

OFFERS IN THE REGION OF

£310,000

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WILKINS VARDY

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EXTENDED DETACHED FAMILY HOME - THREE RECEPTION ROOMS - FOUR DOUBLE BEDS - CORNER PLOT

Occupying a corner plot in this established cul-de-sac, this delightful detached house offers a perfect blend of comfort and space for family living. With a generous area of 1,265 square feet, the property boasts an impressive layout that includes three well proportioned reception rooms, ideal for both entertaining guests and enjoying quiet family time. There is also a kitchen with utility room off, four double bedrooms, a shower room and ground & first floor WC's. Benefitting from an Integral Garage and parking space for two cars, together with an enclosed low maintenance south facing rear garden, this property is ideal for a growing family.

The surrounding area is known for its convenient access to local amenities, schools, and parks, and the property is readily accessible for Chesterfield Town Centre.

- Extended Detached Family Home on Corner Plot
- Three Reception Rooms
- Kitchen with Utility Room off
- Ground Floor & First Floor Cloaks/WC
- Four Good Sized Double Bedrooms
- Fully Tiled Shower Room/WC
- Integral Garage & Driveway Parking
- Enclosed Low Maintenance South Facing Garden
- Cul-de-Sac Position
- EPC Rating: D

General

Gas central heating (Worcerster Greenstar Combi Boiler)
uPVC sealed unit double glazed windows & composite doors
Gross internal floor area - 117.5 sq.m./1265 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'2 x 11'5 (4.32m x 3.48m)
A good sized reception room having a feature fireplace with wood surround, decorative tiled inset, marble hearth and an inset gas fire (which has been capped off).
Plinth to the alcove to provide TV standing.

Dining Room

11'4 x 6'11 (3.45m x 2.11m)
A second reception room, being rear facing and having a door into the kitchen. 'Slide and swing' French doors open into the ...

Garden Room

9'4 x 5'11 (2.84m x 1.80m)
A dual aspect room, being triple glazed and having a tiled floor.

Kitchen

11'1 x 7'3 (3.38m x 2.21m)
Being part tiled and fitted with a range of shaker style wall, drawer and base units with under unit lighting and complementary granite work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space is provided for a freestanding cooker.
Built-in under stair pantry which houses the consumer unit.
Vinyl flooring.
An opening leads through into the ...

Utility Room

10'8 x 5'8 (3.25m x 1.73m)
Fitted with a range of shaker style wall and base units with complementary granite work surfaces and tiled splashbacks.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.
A composite door gives access onto the rear of the property, and a further door opens to the ...

Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.
Vinyl flooring.

On the First Floor

Landing

Having a built-in storage cupboard and an airing cupboard which houses the gas boiler.
Loft access hatch.

Master Bedroom

14'6 x 10'7 (4.42m x 3.23m)
A spacious dual aspect double bedroom. A door from here gives access to a ...

'Jack & Jill' WC

Fitted with a white 2-piece suite comprising of a wash hand basin with storage below, and a concealed cistern WC.
Chrome heated towel rail.
This room can also be accessed from the Landing.

Bedroom Two

11'4 x 8'2 (3.45m x 2.49m)
A good sized rear facing double bedroom, fitted with vinyl flooring and currently used as a craft room.

Bedroom Three

12'4 x 8'2 (3.76m x 2.49m)
A good sized rear facing double bedroom, having two built-in double wardrobes.

Bedroom Four

10'6 x 8'2 (3.20m x 2.49m)
A front facing double bedroom.

Shower Room

Being fully tiled and having a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with storage below, and a high flush WC.
Chrome heated towel rail.
Vinyl flooring.

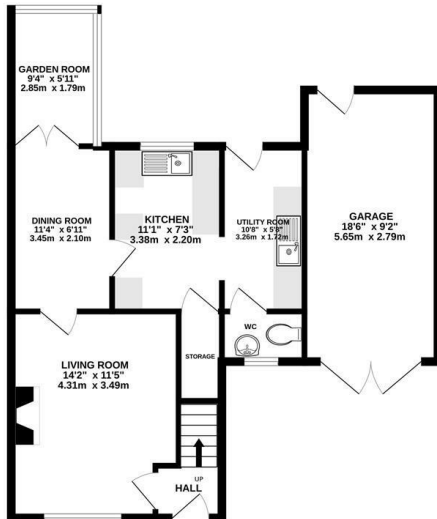
Outside

The property sits on a corner plot, having a block paved frontage providing off street parking and leading to the Integral Garage having double doors, light, power and rear personnel door.

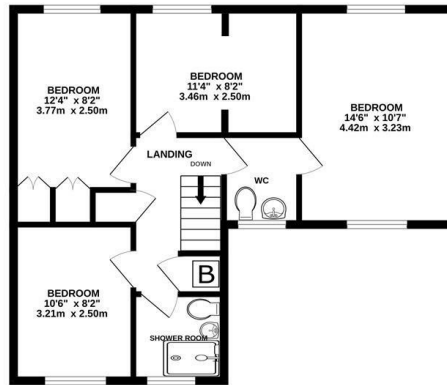
A gate to the side of the property gives access to the enclosed low maintenance split level south facing garden which consists of paved seating areas, a paved patio, small artificial lawn, a hardstanding area with a garden shed and a summerhouse.



GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(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



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, 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 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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