

# 7 OLD PHEASANT COURT



BLenheim



OFFERING OUTSTANDING LIVING SPACES AND BEING WONDERFULLY APPOINTED FOR A GROWING FAMILY, WELCOME TO 7 OLD PHEASANT COURT.

*This delightful residence is well-presented throughout, has five bedrooms and is close to an abundance of local amenities.*





DINING KITCHEN

## Situated on the ground floor are the main living areas.

Providing a superb space for unwinding, the bay windowed lounge has a log burner and the dining kitchen is filled with high-specification, integrated appliances, with both reception rooms having double doors opening to the rear. Completing the ground floor is an impressive office, a WC, a utility room and an integral double garage.

The first floor houses the bedrooms, incorporating a sumptuous master bedroom suite, an additional bedroom suite, two double bedrooms and a fifth bedroom, allowing for flexible family living. Externally, this gorgeous home boasts two parking spaces and a well-maintained garden with a fully equipped summer house.

The property is close to the local amenities of Chesterfield with its extensive number of shops, restaurants and public houses. Sheffield can be reached in approximately 25 minutes by car, and popular Peak District locations such as Chatsworth House, Bakewell and Matlock are close by. There is also good access to the M1 motorway network for journeys further afield. Chesterfield railway station can be reached in under 10 minutes, with direct trains to Derby, Nottingham, Sheffield, Leeds, Manchester and Birmingham.

**The property briefly comprises of on the ground floor:** Entrance hallway, lounge, storage cupboard, WC, office, integral double garage, dining kitchen and the utility room.

**On the first floor:** Landing, master bedroom, master en-suite bathroom, family bathroom, airing cupboard, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, bedroom 4, and bedroom 5.

**Outbuildings:** Summer house.



# GROUND FLOOR

*A composite door with obscured double glazed panels opens to the entrance hallway.*

## Entrance Hallway

Having a coved ceiling, flush light point, central heating radiator and timber flooring. Timber doors open to the storage cupboard, WC, office and dining kitchen. Timber double doors open to the lounge.

## Lounge

16'10 x 11'4 (5.13m x 3.45m)

A fantastic lounge with a front facing UPVC double glazed bay window, coved ceiling, flush light point, TV/aerial point and a central heating radiator. Fitted furniture includes shelving and storage cupboards. The focal point of the room is the Jetmaster log burner with a stone surround and hearth. UPVC double doors with double glazed panels open to the rear of the property.

## Storage Cupboard

With cloaks hanging and shelving.

## WC

Being fully tiled with a side facing UPVC double glazed obscured window, strip lighting and a central heating radiator. A suite in white comprises a wall mounted WC and a wash hand basin with a black mixer tap and an illuminated vanity mirror above.

## Office

Having a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber flooring. There are base/wall and drawer units with a timber work surface and under-counter lighting. A timber door opens to the integral double garage.

## Integral Double Garage

17'2 x 17'1 (5.22m x 5.20m)

With two electric up-and-over doors, light and power. Also housing the Vaillant boiler. A composite door with an obscured double glazed panel opens to the side of the property.

## Dining Kitchen

21'9 x 14'2 (6.62m x 4.32m)

A well-equipped dining kitchen with side and rear facing UPVC double glazed windows, coved ceiling, recessed lighting, central heating radiators and tiled flooring. The kitchen is solid wood in frame, there are a range of fitted base/wall and drawer units incorporating a granite work surface, upstands and an inset 1.5 bowl, stainless steel sink with a chrome mixer tap. Appliances include a Neff four-ring induction hob, extractor hood, two Neff oven/grills, a Neff microwave, a Neff coffee machine and a newly installed dishwasher and a full-height fridge/freezer. A timber door opens to the utility room. UPVC double doors with double glazed panels open to the rear of the property.

## Utility Room

Having recessed lighting, a central heating radiator and tiled flooring. There are base and wall units with a granite work surface, upstands, under-counter lighting and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is provision for a washing machine and tumble dryer. A composite door with an obscured double glazed panel opens to the side of the property.

From the entrance hallway, a staircase with a timber handrail and balustrading rises to the first floor.



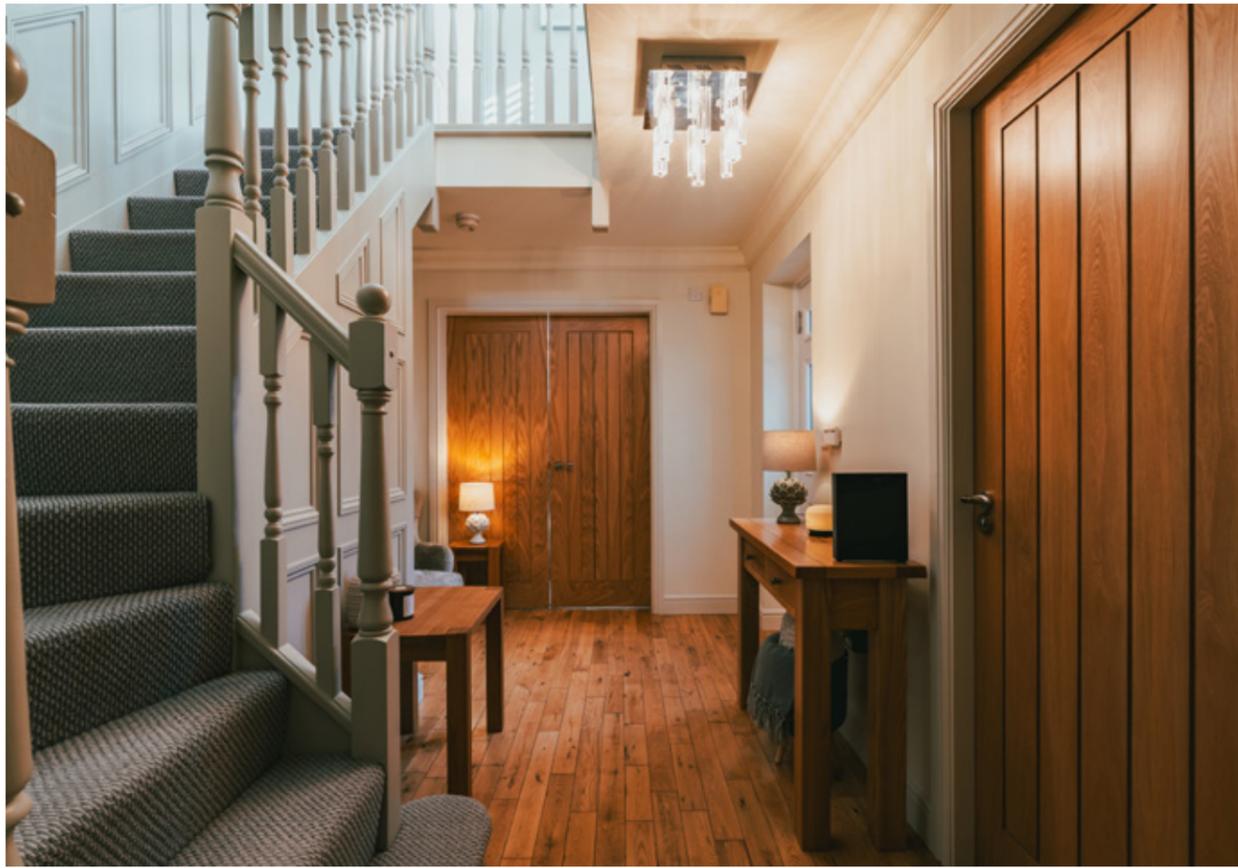
DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



ENTRANCE HALLWAY



LOUNGE



DINING KITCHEN



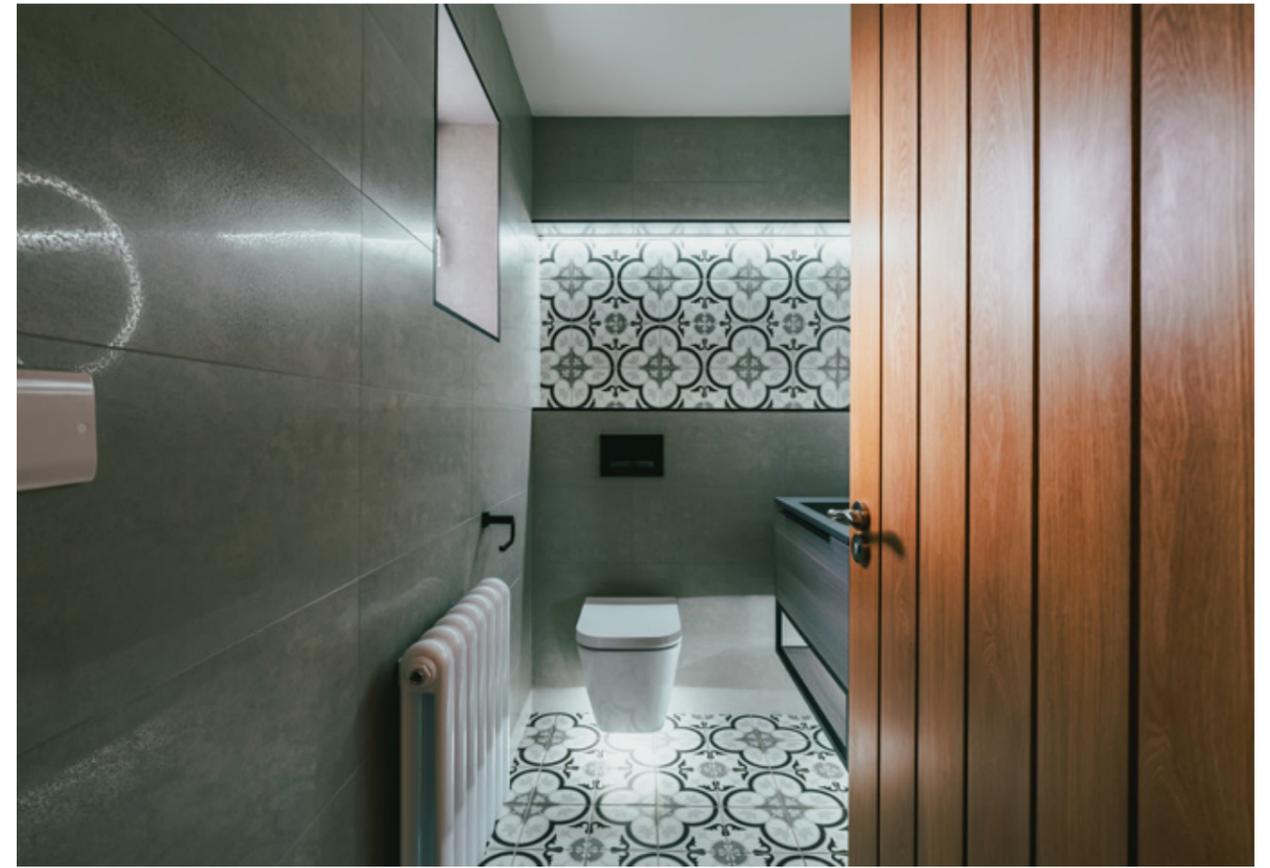
LOUNGE



LOUNGE



LOUNGE



WC



DINING KITCHEN



OFFICE

# FIRST FLOOR

## Landing

With a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. Timber doors open to the master bedroom, family bathroom, airing cupboard, bedroom 2, bedroom 3, bedroom 4 and bedroom 5.

## Master Bedroom

17'1 x 9'5 (5.20m x 2.88m)

A sumptuous master bedroom with side facing UPVC double glazed windows, recessed lighting and a central heating radiator. Fitted furniture includes short/long hanging and shelving. There is also a fitted cabinet with strip lighting. Access can be gained to the loft and a timber door opens to the master en-suite bathroom.

## Master En-Suite Bathroom

A sizeable en-suite that is fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and two heated towel rails. A suite in white comprises a wall mounted WC and two wash hand basins with chrome mixer taps and illuminated, heated vanity mirrors above. To one corner is a freestanding bath with a chrome mixer tap and an additional hand shower facility. To one wall is a walk-in shower with a rainhead shower, an additional hand shower facility and a glazed screen.

## Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point and a heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and a vanity unit above. To one corner is a panelled bath with a chrome mixer tap, additional hand shower facility, rainhead shower and a glazed screen.

## Airing Cupboard

Housing the hot water cylinder.

## Bedroom 2

12'4 x 12'2 (3.75m x 3.70m)

A large double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator. Fitted furniture includes short/long hanging, shelving and a desk unit with an illuminated, heated vanity mirror. A timber door opens to the bedroom 2 en-suite shower room.

## Bedroom 2 En-Suite Shower Room

Being fully tiled with recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and an illuminated, vanity mirror above with a bluetooth speaker. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen.

## Bedroom 3

11'3 x 10'6 (3.44m x 3.20m)

A double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator. Fitted furniture includes short/long hanging, drawers and shelving.

## Bedroom 4

11'3 x 10'6 (3.44m x 3.20m)

A further double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator.

## Bedroom 5

8'6 x 6'7 (2.60m x 2.00m)

Having a rear facing UPVC double glazed window, flush light point and a central heating radiator.



LANDING



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 5



BEDROOM 4



FAMILY BATHROOM

# EXTERIOR & GARDENS

To the front of the home, there is a driveway with off-road parking for two vehicles. Access can be gained to the double garage and main entrance door. To the right is an area filled with plants and a timber gate opens to the rear.

To the left of the property, a timber gate opens to a stone flagged path, where there is exterior lighting, a wood store, two storage sheds and access can be gained to the double garage and utility room.

The path continues to the rear, where there is exterior lighting, external power points and a water tap. Access can be gained to both the dining kitchen and lounge. A stunning garden has a stone flagged patio, a variety of plants and an astro-turf lawn.

Within the garden is the summer house.

## Summer House

12'10 x 8'2 (3.90m x 2.50m)

A beautiful timber hardstanding summer house, ideal for unwinding with side facing windows, light, a heat lamp and power.

The garden is fully enclosed by hedging and timber fencing.







SUMMER HOUSE

# GROUND FLOOR

Total Approximate Floor Area  
2380 SQ.FT. (221.1 SQ.M)

Ground Floor Approximate Floor Area (Including Garage):  
1162 SQ.FT. (107.1 SQ.M)



# FIRST FLOOR/ SUMMER HOUSE

First Floor Approximate Floor Area:  
1128 SQ.FT. (104.8 SQ.M)

Summer House Approximate Floor Area:  
90 SQ.FT. (8.4 SQ.M)



|                           |                                               |
|---------------------------|-----------------------------------------------|
| BEDROOMS<br><b>5</b>      | BATHROOMS<br><b>3</b>                         |
| LIVING ROOMS<br><b>2</b>  | SQFT (INCLUDING SUMMER HOUSE)<br><b>2,380</b> |
| TENURE<br><b>Freehold</b> | COUNCIL TAX<br><b>E</b>                       |

## Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75      | 79        |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 01-20 | G             |         |           |

# 7 OLD PHEASANT COURT

Chesterfield, Derbyshire,  
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Offers in Excess of  
£650,000

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