



w**ards**
estate agents

35 Netherleigh Road

Ashgate, Chesterfield, S40 3QJ

Offers in the region of £310,000

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Offered to the market with NO CHAIN!

Early viewing is highly recommended of this very well presented and maintained EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW which is situated in this extremely sought after cul de sac which is located in this highly sought after affluent suburb of Chesterfield within the BROOKFIELD SCHOOL CATCHMENT, with Westfield Infants and Old Hall Junior schools being on the doorstep. Benefits from an excellent range of local amenities including a good selection of local restaurants, pubs, local shop, doctors and bus routes. The area is surrounded by plenty of open space/countryside and local parks and Linacre Reservoir being on the fringe of the stunning National Peak Park, home to some of England's best scenery.

Internally the accommodation benefits from gas central heating (Vaillant Boiler -Installation Certificate(7/3/22) with 10 Year Guarantee from 7/3/22-6/3/32). Serviced in Nov 2025. and there is uPVC double glazing/some secondary glazing, fascias/soffits/end ridges. Comprises of front entrance porch into the hallway, cloakroom/WC, reception/dining room, fitted kitchen, inner hallway leads to the main extended bedroom with full range of fitted bedroom furniture & access to the Conservatory, second double bedroom with range of fitted wardrobes/cupboards and partly tiled 4 piece shower room. THERE IS GOOD POTENTIAL FOR FURTHER MODERNISATION/EXTENSION STPP

Front open plan lawns with side block driveway which provides ample car parking and leads to the single garage. Footpath leads to a secure gate which gives access to the rear gardens. Side hexagonal stone patio area with access to two outside stores having uPVC doors.

The rear landscaped garden is enclosed with substantially fenced and conifer screen hedge. Fully stock side borders with well established mature planted trees and shrubbery. Plum slate areas and circular stone feature. There is external lighting and water tap

Additional Information

Gas Central Heating-Vaillant Boiler -Installation Certificate(7/3/22) with 10 Year Guarantee from 7/3/22-6/3/32. Serviced in Nov 2025.

uPVC Double Glazed windows including some secondary glazing uPVC fascias and soffits and dry end ridges

Gross Internal Floor Area-116.7 Sq.m/ 1256.0 Sq.Ft.

There is good potential for further modernisation/extension STPP.

Council Tax Band -D

Secondary School Catchment Area -Brookfield Community School





Property Impact on Environment Details

Impact on the environment
This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.4 tonnes of CO₂

This property's potential production 2.5 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Front Porch

8'8" x 3'3" (2.64m x 0.99m)

uPVC front entrance door into the porch. Inner door leads into the main entrance hallway.

Entrance Hallway

5'11" x 5'9" (1.80m x 1.75m)

Access to the cloakroom/WC

Cloakroom/WC

5'11" x 2'7" (1.80m x 0.79m)

Comprising of a 2 piece suite which includes a half pedestal wash hand basin and low level WC set in vanity housing. Heated radiator.

Fitted Kitchen

11'11" x 8'0" (3.63m x 2.44m)

Comprising of a range of base and wall units with complimentary work surfaces, inset stainless steel sink unit having tiled splash backs. Space is provided for cooker, washing machine and fridge. There is a breakfast bar and uPVC door which leads onto the side gardens.

Lounge / Dining Room

19'10" x 18'5" (6.05m x 5.61m)

A nicely presented family reception room/dining area. Feature fireplace with marble back & hearth with electric fire. Patio doors which lead onto the front of the bungalow. Wall lighting. Space for dining table and chairs with side elevation window.

Inner Hallway

15'2" x 3'1" (4.62m x 0.94m)

Access via a retractable ladder to the insulated loft space. Airing cupboard with cylinder water tank and Vaillant Boiler -Installation Certificate(7/3/22) with 10 Year Guarantee from 7/3/22-6/3/32. Serviced in Nov 2025.

Partly Tiled Bathroom

8'6" x 8'1" (2.59m x 2.46m!)

Comprising of a 4 piece suite which includes a shower cubicle with mains shower, wash hand basin/bidet/low level WC all set in vanity housing. Wall mirror. Vinyl flooring.

Extended Double Bedroom One

23'4" x 10'6" (7.11m x 3.20m)

A generously proportioned extended main double bedroom with full range of fitted bedroom furniture with wardrobes, over bed top boxes, bedside drawers and feature side alcoves with glazed shelving. There are also two additional sets of complimentary drawers. Rear aspect window and French doors lead into the Conservatory/Garden Room

Conservatory/Garden Room

11'11" x 8'6" (3.63m x 2.59m)

uPVC Conservatory/sun room with lovely view over the well presented rear gardens. Door provides access onto the gardens. There are attractive patterned top lights and laminate flooring.

Extended Double Bedroom Two

15'11" x 10'11" (4.85m x 3.33m)

Extended second double bedroom with full range of floor to ceiling fitted wardrobes. Rear aspect window



Garage

16'2" x 8'0" (4.93m x 2.44m)

With lighting and power. Space for freezer. Remote controlled door. Personal door to the rear entrance door and gardens.

Outside

Front open plan lawns with side block driveway which provides ample car parking and leads to the single garage. Footpath leads to a secure gate which gives access to the rear gardens. Side hexagonal stone patio area with access to two outside stores having uPVC doors.

The rear landscaped garden is enclosed with substantially fenced and conifer screen hedge. Fully stock side borders with well established mature planted trees and shrubbery. Plum slate areas and circular stone feature. There is external lighting and water tap.



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

Floor Plan



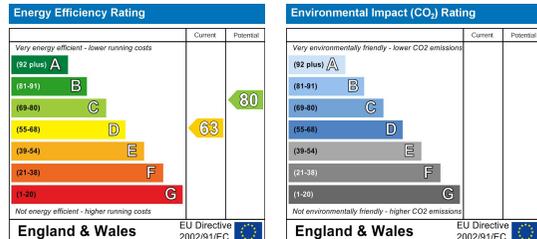
Total floor area: 116.7 sq.m. (1,256 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

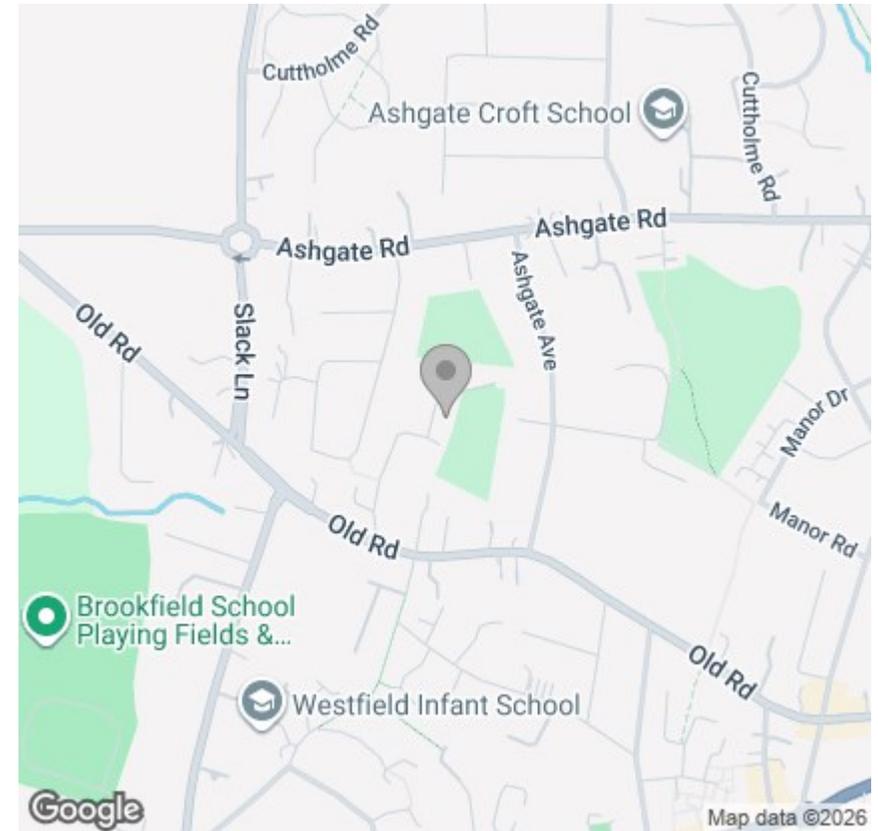
Energy Efficiency Graph



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Area Map



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, 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.

