wards
estate agents

1 Cartmel Crescent,

Dunston, Chesterfield, S41 8JQ

Guide price £200,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is strongly recommended of this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE which is situated in this ever popular residential location which is ideally place for all local amenities, shops, schools and bus routes. Good commuter road links are close by to Dronfield, Sheffield and Chesterfield Town Centre.

Internally the property benefits from Gas Central Heating (Baxi Combi Boiler - Installed 2021) and uPVC double glazing. Ground floor comprises of :- front entrance hall with stairs leading to the first floor, front reception room with original stone fireplace with gas fire, separate W/C, kitchen with side door leading to outside, and internal uPVC door leading into the dining room. On the first floor :- front main double bedroom with fitted wardrobes and drawers, second rear double bedroom with fitted wardrobes, front third versatile single bedroom, which could also be utilised as office/study/homeworking space. Three piece suite fully tiled shower room.

To the front of the property offering, block paved driveway, with low stone boundary wall. Mature lawned area with shrubs, plants. Garage with power and lighting, electric door & rear access door into the garden.

Rear garden with stone boundary walls, mature lawned area with an abundance of plants and shrubs. Patio area which would be useful for family / social outside entertaining. Plum slate chippings & garden shed.

Additional Information

Gas Central Heating - Baxi Combi Boiler (serviced 2025 & installed 2021)
uPVC double glazed window/soffits/facias
Gross Internal Floor Area - 88.0 Sq.m/ 946.7 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Whittington Green School

Entrance Hall
7'6" x 3'4" (2.29m x 1.02m)

Stairs leading to the first floor, and access into the reception room.

Reception Room
13'4" x 13'1" (4.06m x 3.99m)

Good-sized family room with original feature stone fireplace with gas fire, set upon hearth.

Kitchen
16'8" x 9'1" (5.08m x 2.77m)

Comprising of base & wall units, with complimentary work surfaces with tiled splash back. Single oven, induction hob with extractor fan above. Stainless steel sink, concealed lighting on wall units. Space for washing machine. Side patio door with access to outside, & internal patio door with access to the garden room.

Cloakroom
4'4" x 2'8" (1.32m x 0.81m)

Low level w/c.

Extended Garden Room
15'10" x 8'1" (4.83m x 2.46m)

Spacious extended additional family room, with blinds and sliding doors leading to the outside space.

First Floor Landing
8'5" x 6'6" (2.57m x 1.98m)

Access into the insulated & mostly boarded loft space, via a retractable ladder.

Front Double Bedroom One
10'4" x 9'11" (3.15m x 3.02m)

Main double bedroom with a range of fitted wardrobes & drawers with front aspect window with views over the green.

Rear Double Bedroom Two
10'0" x 9'11" (3.05m x 3.02m)

Comprising of fitted wardrobes, and rear aspect window with views over the garden.

Front Single Bedroom Three
6'6" x 6'2" (1.98m x 1.88m)

Versatile room which could be utilised as, study/office/ home working space. Front aspect window.

Fully Tiled Shower Room
6'5" x 5'5" (1.96m x 1.65m)

Being fully tiled and benefitting from a three piece suite which includes -: mains shower cubicle, wash hand basin set within a vanity unit, low level W/C and Chrome heated towel rail. The boiler is located here.

Attached Single Garage

19'4" x 8'9" (5.89m x 2.67m)

With electric door and includes power & lighting, rear access door into the garden.

Outside

To the front of the property offering, block paved driveway, with low stone boundary wall. Mature lawned area with shrubs, plants, trees. Garage with power and lighting, electric door & rear access door into the garden.

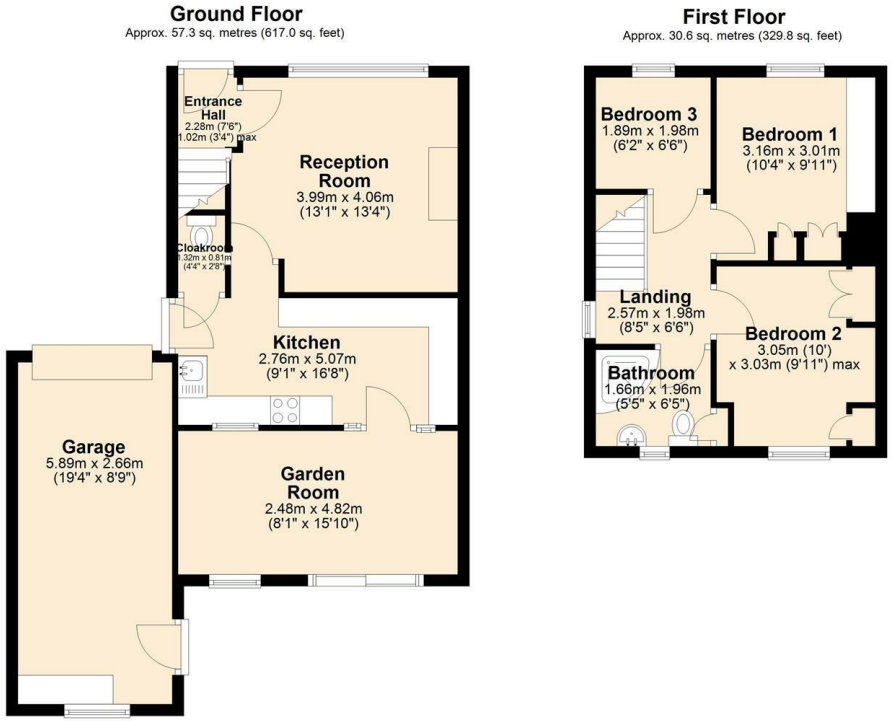
Rear garden with stone boundary walls, mature lawned area with an abundance of plants, trees and shrubs. Patio area which would be useful for family / social outside entertaining. Plum slate chippings, garden shed.

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.

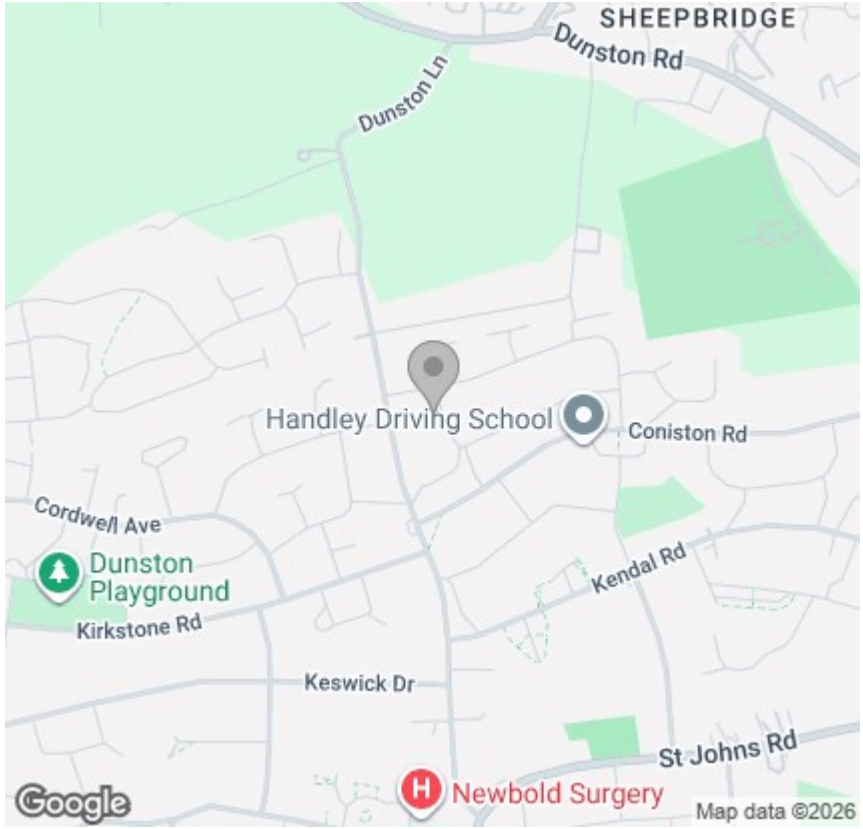
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 88.0 sq. metres (946.7 sq. feet)

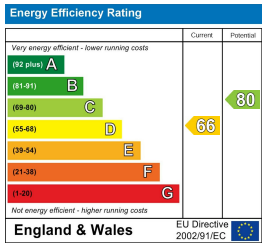
Area Map

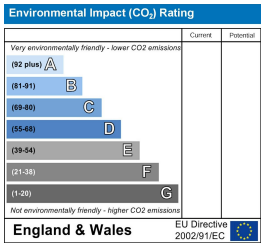


Viewing

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





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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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