



**wards**  
estate agents

**5 Park Hall Gardens**

Somersall, Walton, S42 7NQ

**Guide price £600,000**

# 5 Park Hall Gardens

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PRICE GUIDED £600,000-£650,000  
Early viewing is imperative to fully appreciated this impeccable presented EXTENDED FOUR DOUBLE BEDROOM/TWO BATHROOM EXECUTIVE FAMILY HOUSE which is situated within this enviable cul de sac in a highly sought after residential setting on the West of Chesterfield. Located on the perimeter of open countryside and the edge of the National Peak Park and enjoys front views towards open countryside

Stylishly decorated throughout the generously proportioned extended accommodation includes the benefit of gas central heating controlled with 'Hive' and underfloor heating to the garden room(Wet), en suite and family shower room plus feature radiators. uPVC leaded double glazing. Internally the immaculately maintained interior offers spacious entrance hall, re-fitted cloakroom, family reception room, impressive garden room, open plan dining/living/kitchen and utility room. To the first floor fabulous extended principal bedroom suite with exquisite fully tiled en suite bathroom with 4 piece suite, three further double bedrooms with fitted wardrobes and luxury fully tiled family shower room with 3 piece suite.

Front mature well kept lawn area with perimeter low hedge. Double driveway provides ample car parking spaces and gives access to the Double Garage.

Impeccable maintained and manicured rear landscaped gardens with substantial screen conifer perimeters. Fabulous tiered levels of Indian Stone Patios. Established borders which are well stocked with an abundance of mature plants, shrubbery and flowers. Further circular cobble block sun patio with feature low hedge and additional corner patio area with Pergola. Outside subtle lighting adds to creating a perfect setting for both family and social outside entertaining!

## Additional Information

Gas Central Heating- Baxi Conventional boiler- serviced. Controlled by Hive.  
Feature radiators throughout some having 'smart' radiator valves  
Underfloor heating (Wet) to Garden Room  
Underfloor heating to family shower room & en suite  
uPVC Double Glazed Leaded Windows  
Gross Internal Floor Area- 177.5 Sq.m/ 1911.0 Sq.Ft.  
Council Tax Band -E  
Secondary School Catchment Area -Brookfield Community School  
Primary School Catchment Area- Deer Park Primary School  
Hunloke Park Primary School is also close by.

## Attractive Entrance Hall

16'2" x 6'4" (4.93m x 1.93m )  
Front entrance door with side glazed panels leads into this inviting entrance hall. Stylishly decorated with half panelled walls, radiator cover and wooden flooring. Stairs climb to the first floor.





#### Cloakroom/WC

5'5" x 3'2" (1.65m x 0.97m)

Comprising of a 2 piece suite which includes low level WC and wash hand basin set in superb range of gloss fronted vanity cupboards.

#### Delightful Reception Room

19'4" x 10'11" (5.89m x 3.33m)

Splendid well proportioned family reception room which is impeccably presented and decorated. Feature panelled fireplace wall with a contemporary modern stone fireplace with inset log burner. Bi-Fold doors lead into the garden room.

#### Fabulous Garden Room

15'4" x 11'3" (4.67m x 3.43m)

Impressive additional family living space completed with full building regulation approval. Tiled floor with 'Wet' gas under floor heating. Superb 'Arch' feature window, two ceiling Velux windows and complimentary Bi-fold doors onto the rear landscaped patio and gardens.



#### Open Plan Dining/Living/Kitchen

27'1" x 9'9" (8.26m x 2.97m)

Comprising of a high specification range of Cream Gloss fronted base, wall and drawer units including pull out larder storage, wine chiller and with feature curved edges. Complimentary Granite work surfaces having upstands and inset stainless steel sink with tiled splash backs. Integrated double oven, microwave and warming drawer. Integrated dishwasher and space for American style fridge freezer. Breakfast Bar and feature radiator. Extended dining area with exposed brick pillars and French doors with side glazed panels leading onto the landscaped patio and gardens. Living space which is perfect for social relaxation with feature mirror wall.

#### Utility Room

7'10" x 7'4" (2.39m x 2.24m)

Comprising of a complimentary range of base units including shoe storage drawer. Granite work surfaces & upstands. Inset stainless steel sink unit with tiled splash backs. Space and plumbing for washer and dryer. Side uPVC door.

#### First Floor Landing

13'9" x 5'11" (4.19m x 1.80m)

Access to the insulated loft space. Airing cupboard with cylinder water tank.

#### Principal Double Bedroom One

18'8" x 11'1" (5.69m x 3.38m)

Truly fabulous extended Principal Bedroom Suite which includes a superb quality range of fitted wardrobes providing surplus amounts of hanging, drawers and shelving. A light and airy ambience is created with two rear aspect windows overlooking the gardens.

#### Exquisite En- Suite

8'3" x 7'11" (2.51m x 2.41m)

Being fully tiled and comprising of a luxury 4 piece suite which includes a superb free standing bath tub with floor standing shower attachment, shower cubicle with mains shower, low level WC and wash hand basin set within a superb range of gloss fronted vanity cupboards. Tiled floor with under floor heating. Feature chrome heated towel rail.

#### Front Double Bedroom Two

11'3" x 10'10" (3.43m x 3.30m)

Original main double bedroom with front aspect window which enjoys views towards open countryside.

#### Front Double Bedroom Three

11'3" x 10'7" (3.43m x 3.23m)

A further good sized double bedroom which again enjoys the pleasant view towards open fields. Range of fitted wardrobes.

#### Rear Double Bedroom Four

10'0" x 8'5" (3.05m x 2.57m)

A fourth double bedroom with rear aspect window overlooking the landscaped gardens. Range of Walnut fitted wardrobes.





### Luxury Family Shower Room

7'3" x 5'4" (2.21m x 1.63m)

Being fully tiled with an exquisite 'Marble' effect tile and comprises of a double shower area with mains rain shower, wall hung wash hand basin with fountain tap and low level WC. Chrome heated towel rail and under floor heating. Window shutter.

### Outside

Front mature well kept lawn area with perimeter low hedge. Double driveway provides ample car parking spaces and gives access to the Double Garage.

Impeccable maintained and manicured rear landscaped gardens with substantial screen conifer perimeters. Fabulous tiered levels of Indian Stone Patios. Established borders which are well stocked with an abundance of mature plants, shrubbery and flowers. Further circular cobble block sun patio with feature low hedge and additional corner patio area with Pergola. Outside subtle lighting adds to creating a perfect setting for both family and social outside entertaining!



### Outside Store

4'9" x 3'8" (1.45m x 1.12m)

With power and lighting.

### Double Garage

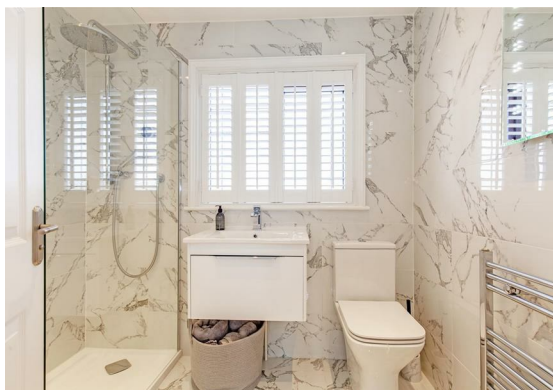
17'3" x 17'3" (5.26m x 5.26m)

Immaculately presented and maintained internally with tiled floor and remote controlled doors. The Baxi boiler is located here which is annually serviced. Rear personal door.



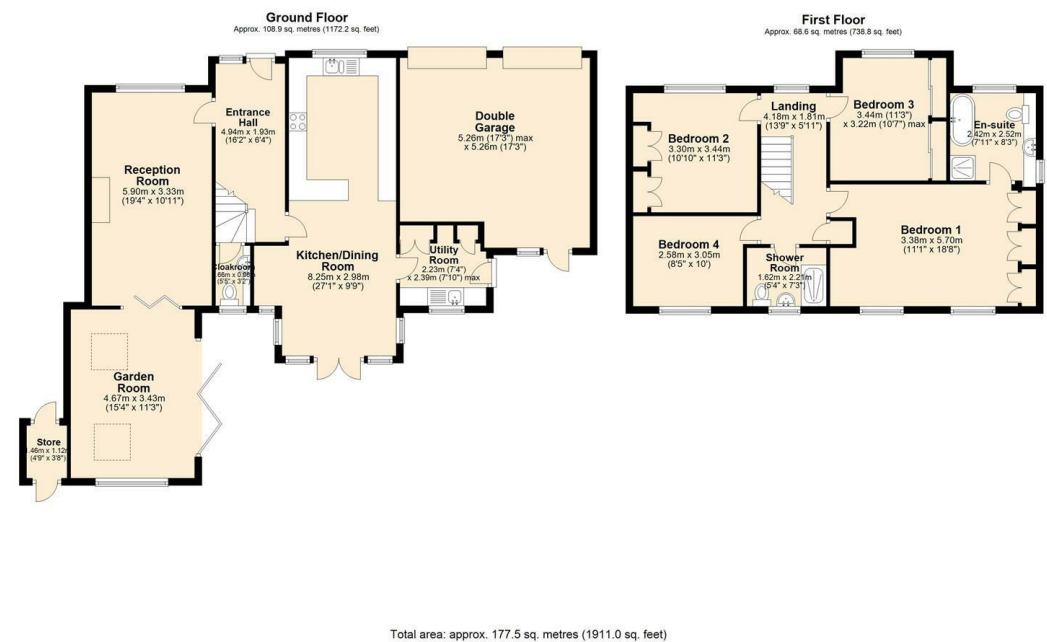
### School catchment areas

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.

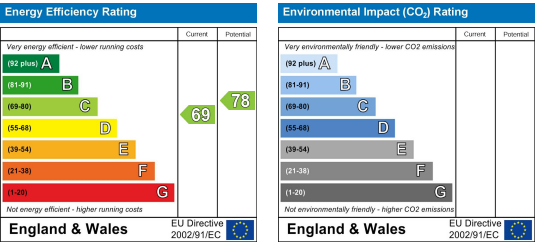
Floor Plan



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



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.

