



w**ards**
estate agents

34 Rockingham Close

Ashgate, Chesterfield, S40 1JE

£295,000

34 Rockingham Close

Ashgate, Chesterfield, S40 1JE

Offered with No Chain & Immediate Possession!
Early viewing is essential to fully appreciate this extended, generously proportioned FOUR/FIVE BEDROOM SEMI DETACHED FAMILY HOUSE which is situated in this extremely popular cul de sac which is perfectly located for local amenities, local park, bus routes, within BROOKFIELD SCHOOL CATCHMENT and within very close proximity of Old Hall Junior & Westfield Infants/Primary schools!

There is excellent scope for further side or rear extension(STPP)

Generously proportioned family accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing/facias/soffits/end ridge. Internally offers on the ground floor, entrance hall, through reception/dining room, extended garden room, integrated kitchen, double bedroom with fitted wardrobes plus study/Bed 5 (converted garage) cloakroom/WC. On the first floor main double bedroom with range of bedroom furniture, second double bedroom and fourth single bedroom, superb family shower room with 3 piece suite.

Superb front block brick driveway which provides ample car parking spaces. Side decorative plumb slate area. Impressive extensive sun blessed SOUTH FACING REAR GARDENS with substantially fenced boundaries, flag stone patio and side raised beds. Low maintenance Artificial turf area and decking area- A perfect setting for family/social outside entertaining! Side pathways to the front of the property. External electrical sockets and water tap.

Additional Information

Gas Central Heating-Gas Combi Boiler- installed in 2021 and annually serviced with Blue Flame
uPVC Double Glazed windows/facias/soffits/end ridges

Security Lighting to front and rear

Security Alarm System (serviced)

Gross Internal Floor Area- 104.5 Sq.m/ 1124.9 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area - Brookfield Community School





Entrance Hall

10'4" x 5'11" (3.15m x 1.80m)

Front uPVC entrance door with canopy above. Internal stairs climb to the first floor.

Reception Room

23'1" x 13'6" (7.04m x 4.11m)

A well proportioned family through reception/dining room with front aspect bay window. Air con system. Double internal doors into the extended garden room.

Garden Room

10'1" x 8'1" (3.07m x 2.46m)

A superb extended versatile garden room which could also be used as a playroom. Picture window overlooking the patio and French door onto the rear gardens.



Integrated Kitchen

12'5" x 8'0" (3.78m x 2.44m)

Comprising of a range of White fronted base and wall units with complementary work surfaces having an inset composite sink and 'brick' style tiled splash backs. Integrated oven, hob and chimney extractor fan above. Integrated dishwasher and fridge/freezer. uPVC rear door onto the patio and gardens. Inner hallway with access to the ground floor bedroom and cloakroom/WC.

Study

12'10" x 7'10" (3.91m x 2.39m)

Front study or 5th bedroom. Range of wardrobes, drawers and shelving. Front aspect window.

Cloakroom with W/C

2'10" x 1'1" (0.86m x 0.33m)

Being half tiled and comprising of a low level WC with maserator. Extractor fan.



Rear Double Bedroom Three

13'7" x 7'10" (4.14m x 2.39m)

Ground floor double bedroom which is extremely versatile and could also be used for office or home working space. Side aspect window. Fitted wardrobes and top boxes.

First Floor Landing

7'9" x 6'7" (2.36m x 2.01m)

With access to the insulated loft space. Airing cupboard with shelving.

Front Double Bedroom One

12'2" x 9'9" (3.71m x 2.97m)

A spacious main double bedroom with front aspect window. Range of fitted bedroom furniture which includes bedside wardrobes, top boxes with glazed fronts and two double sets of drawers.

Rear Double Bedroom Two

10'3" x 9'2" (3.12m x 2.79m)

Rear aspect double bedroom with range of fitted wardrobes includes top boxes, desk area and bedside cabinets.

Rear Single Bedroom Four

7'7" x 7'3" (2.31m x 2.21m)

Fourth bedroom with rear aspect overlooking the gardens.





Shower Room

7'5" x 6'11" (2.26m x 2.11m)

With panelled walls and comprising of a 3 piece suite which includes a shower cubicle with spa shower, wash hand basin and low level WC set in vanity units with plenty of storage. Cupboard over the bulk head. Chrome heater towel rail. Panelled ceiling and down lighting. Extractor fan.

External Utility Room

7'4" x 2'10" (2.24m x 0.86m)

Space for washing machine (included) and dryer. Wash hand basin and Baxi Combi Boiler.

Outside

Superb front block brick driveway which provides ample car parking spaces. Side decorative plumb slate area. External electrical socket.



Impressive extensive sun blessed SOUTH FACING REAR GARDENS with substantially fenced boundaries, flag stone patio and side raised beds. Low maintenance Artificial turf area and decking area- A perfect setting for family/social outside entertaining! Side pathways to the front of the property, External electrical sockets and water tap. External lighting to front & rear.



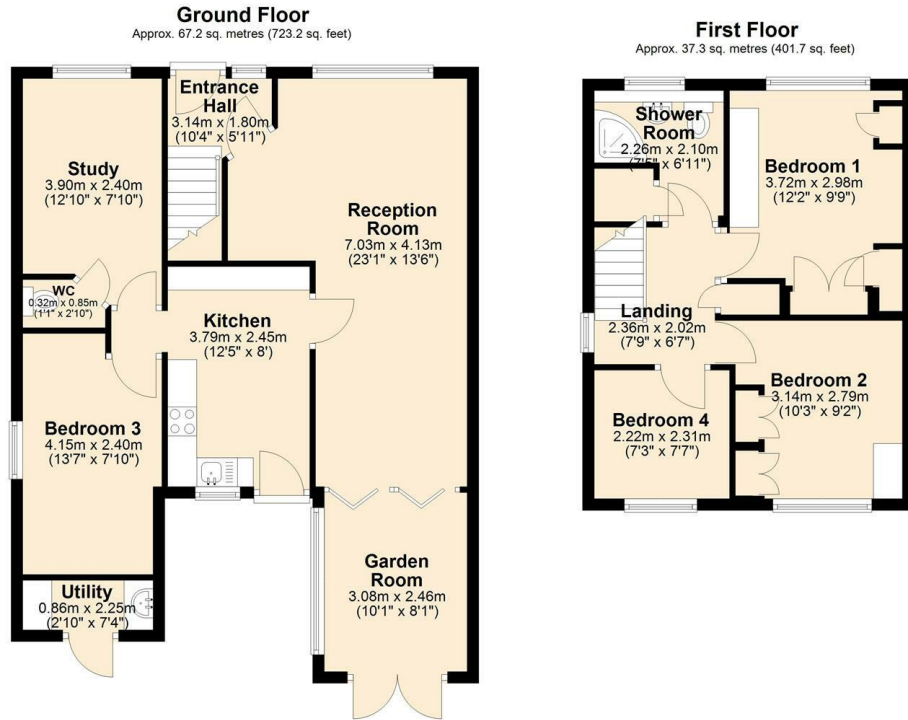
School catchment areas

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

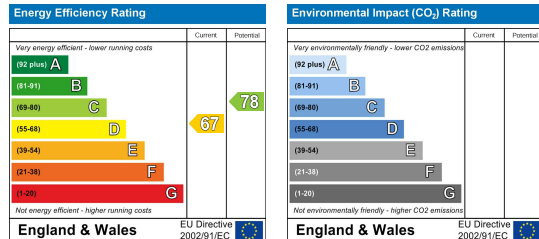


Total area: approx. 104.5 sq. metres (1124.9 sq. feet)

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.

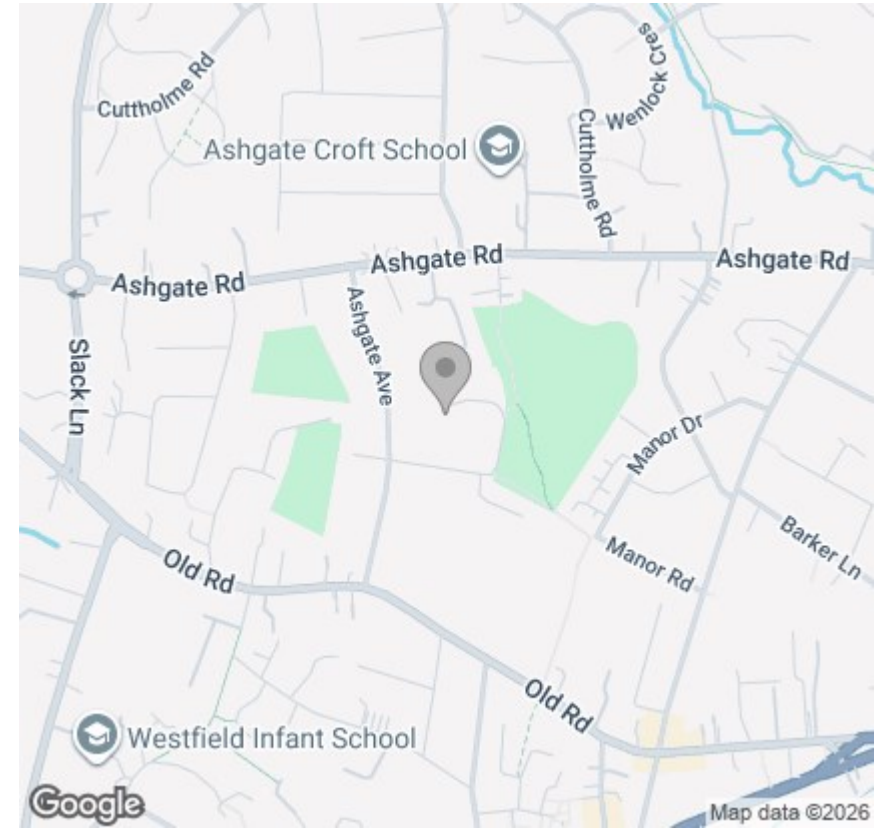
Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

