wards
estate agents

16 Butterton Drive

, Chesterfield, S40 4UW

Offers over £210,000

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OFFERED TO THE OPEN MARKET WITH NO ONWARD CHAIN !!!

Early Viewing is Highly Recommended of this Well Maintained THREE BEDROOM SEMI DETACHED FAMILY HOUSE!! Situated in this sought after cul de sac position, being ideally placed for all local shops, schools, bus routes and access to Holme Brook Valley Park & Linacre Reservoirs.

Internally the property benefits from gas central heating - Ideal Combi Boiler (Serviced Annually - 2026 service certificate to be provided) & uPVC Double Glazing. To the ground floor :- porch area, stylish front family reception room, well presented kitchen/diner area with glazed stable door onto rear gardens.

To the first floor :- Access into the loft space from the landing via a retractable ladder (Ideal Combi Boiler located in the loft) main front double bedroom with a range of fitted wardrobes, second rear double bedroom with fitted mirrored sliding wardrobes (currently used as an office space) versatile third single front bedroom which could be used as an office/home working/ study area - (previously utilised as a dressing room) Fully Tiled Family Bathroom, comprising of a FABULOUS Four Piece Suite

Offering two car standing spaces to the front of the property, with fenced boundaries and plum slate chippings. Secure side gate which provides access to the rear garden.

Outstanding rear garden which is perfect for outside family / social entertaining, decking area with pergola with a seating area and heat lamps. Paved patio area with feature lighting, mature lawned area with plants, shrubs, trees. Fenced boundaries & outside tap.

Additional Information

Gas Central Heating- Ideal Combi Boiler (Serviced Annually - 2026 service certificate to be provided)
uPVC Double Glazed Windows
Downlights In Every Room
Gross Internal Floor Area- 67.5 Sq.m/726.0 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Outwood Academy Newbold

Porch
7'4" x 3'0" (2.24m x 0.91m)

Providing a useful storage cupboard and tiled flooring.

Reception Room
14'10" x 13'11" (4.52m x 4.24m)

Stylishly decorated family room with fitted blinds and downlights. Stairs leading to the first floor.

Kitchen/ Dining Room
14'10" x 9'6" (4.52m x 2.90m)

Comprising of a range of wall & base units with complimentary worksurfaces over with matching splashback. With inset sink, double range cooker with chimney extractor fan above. There is space for, dishwasher, washing machine, and fridge freezer. Glazed stable door providing access onto rear gardens, tiled flooring, fitted blinds and downlights.

First Floor Landing
8'4" x 4'5" (2.54m x 1.35m)

Access into the mostly boarded and insulated loft space, via a retractable ladder. The boiler is located in the loft.

Front Double Bedroom One
12'3" x 8'2" (3.73m x 2.49m)

Generous front aspect room with box bay window, a range of fitted wardrobes and downlights.

Rear Double Bedroom Two
11'3" x 7'10" (3.43m x 2.39m)

Currently used as an office space with fitted mirrored sliding wardrobes. Views over rear gardens and downlights.

Front Single Bedroom Three
8'2" x 6'6" (2.49m x 1.98m)

Versatile single bedroom which was previously utilised as a dressing room, could be used as an office/home working/study area. Views over the green, fitted blinds, downlights.

Four Piece Suite Bathroom
6'11" x 6'8" (2.11m x 2.03m)

Fully tiled family bathroom, comprising of a fabulous four piece suite which includes, shower cubicle with mains shower, bath, half-pedestal wash hand basin, low level W/C, chrome heated towel rail and downlights.

Outside
Offering two car standing spaces to the front of the property, with fenced boundaries and plum slate chippings. Substantial secure access gate which provides access to the rear garden.

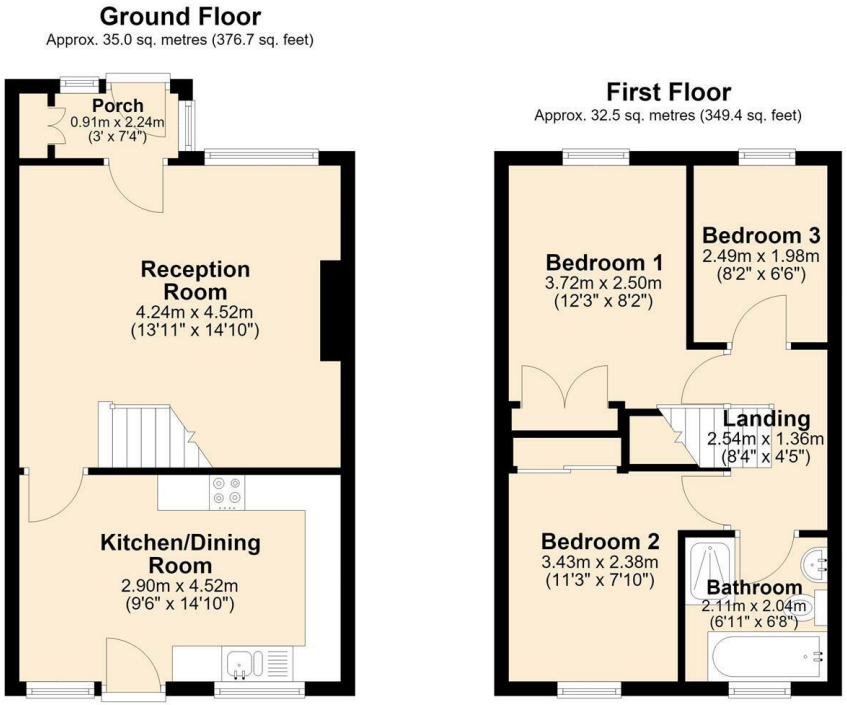
Outstanding rear garden which is perfect for outside family / social entertaining, decking area with pergola which provides a seating area and heat lamps. Paved patio area with feature lighting, mature lawned area with plants, shrubs, trees. Fenced boundaries & outside tap.

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.

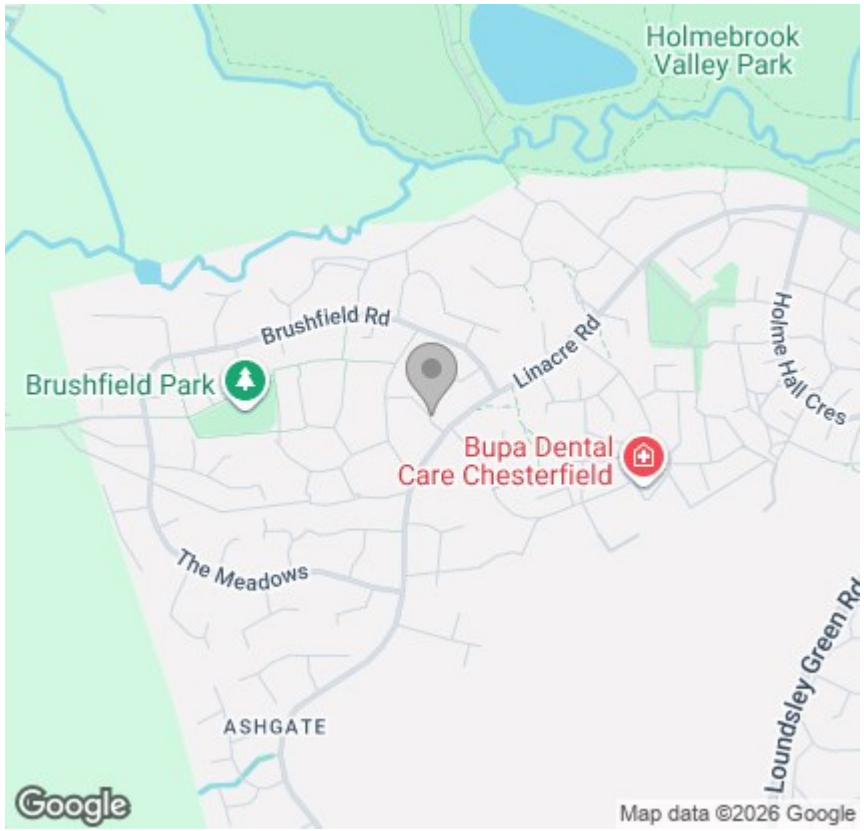
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 67.5 sq. metres (726.0 sq. feet)

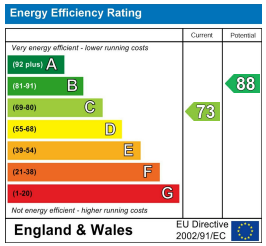
Area Map

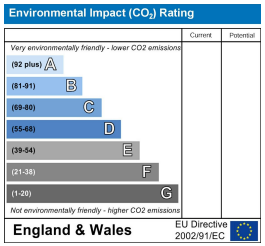


Viewing

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.

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