

wards
estate agents

## 7 Vicarage Close

Heath, Chesterfield, S44 5RY

**Guide price £300,000**

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## Heath, Chesterfield, S44 5RY

Guide Price £300,000 - £335,000

Offered to the open market with NO CHAIN!! Internal viewing is highly recommended of this extensively refurbished THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE. Situated in this extremely sought after and enviable cul de sac in the village of Heath- exceptionally sought after locality with Chesterfield market town being a short drive and the Peak District within a few miles. The surrounding area offers a pleasant environment, making it an ideal choice for those seeking a peaceful lifestyle while still being within reach of local amenities, schools and main commuter links via the A617 and M1 J29 which is less than 5 minutes drive away.

Having undergone an extensive scheme of refurbishment during 2022/23 the family accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing/facias/soffits & guttering. Internally comprises entrance hall, utility, cloakroom/WC, splendid Bespoke handmade solid wood dining kitchen, pleasantly presented family reception/dining room with French doors onto the rear gardens. To the first floor principal double bedroom, two further double bedrooms and exquisite 4 piece family bathroom.

Front driveway provides ample car parking spaces and has a low maintenance gravel area with Laurel screen perimeter borders. Side wrought iron secure gated access to the rear gardens.

Fabulous rear enclosed landscaped gardens with substantially fenced boundaries. Patio area with low stone walling, upper well tended lawns and impeccably maintained side borders which are fully stocked with an abundance of mature plants, and shrubbery. A perfect setting our family and social outside entertaining! Garden shed and external lighting.

### Additional Information

Gas Central Heating-Ideal Combi Boiler newly installed in 2022
uPVC double glazed windows
uPVC facias/soffits/guttering
New carpets/floor coverings throughout
Professionally redecorated throughout
Replumbed in 2022
Rewired in 2022- certificate available
Building Regulations Certificate available
Oak internal doors
Light fittings included in the sale(except main bedroom)
Gross Internal Floor Area -97.9 Sq.m/1053.5 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area- Tibshelf Community School - A Specialist Sports College

### Welcoming Entrance Hall

14'3" x 5'11" (4.34m x 1.80m)

Front composite entrance door leads into the spacious hallway with staircase leading to the first floor accommodation.

























### Cloakroom/WC
5'11" x 2'2" (1.80m x 0.66m)

Comprising of a 2 piece suite which includes a wash hand basin set in attractive vanity unit and low level WC.

### Utility Room
8'3" x 5'5" (2.51m x 1.65m)

Converted from original garage. Comprising of a base unit with wooden work surface. Space for washer dryer and for fridge-freezer. Wall mounted storage boxes. The consumer unit is located in the utility.

### Fabulous Bespoke Dining Kitchen
21'10" x 10'4" (6.65m x 3.15m)

The hub of this family home is this superb dining kitchen which has been professionally fitted with a Bespoke range of handmade Solid wood units with complimentary solid Oak wooden work surfaces and inset Belfast ceramic sink. Includes pull out shelves and fabulous pantry cupboard. Wall mounted glazed crockery cupboard. Space for Range Cooker. Integrated dishwasher and fridge-freezer.. French doors lead onto the rear patio and gardens.

### Reception Room
23'3" x 11'2" (7.09m x 3.40m)

A beautifully presented family living room with feature half panelled walls and feature inset fireplace with electric stove. French doors leads onto the patio and gardens. Wood effect quality Vinyl flooring.

### First Floor Landing
6'0" x 5'8" (1.83m x 1.73m)

Access to the insulated loft space. Feature radiator and storage cupboard.

### Principal Double Bedroom
11'8" x 11'6" (3.56m x 3.51m)

Stylishly presented main double bedroom with complimentary half panelled walls. Range of fitted wardrobes with bespoke pull out shelving, hanging rails and plenty of drawer storage. Rear aspect window which overlooks the gardens.

### Rear Double Bedroom Two
11'6" x 9'11" (3.51m x 3.02m)

A second double bedroom with rear aspect window overlooking the gardens.

### Front Double Bedroom Three
10'0" x 8'3" (3.05m x 2.51m)

A third versatile bedroom which is currently used as a dressing room but could also be used as bedroom or study/home working if required. Range of wardrobes with bespoke pull out shelving, hanging rails and additional shelfs. Front aspect window.

### Exquisite Family Bathroom
10'0" x 7'0" (3.05m x 2.13m)

Luxury family bathroom comprising of feature half panelled walling and 4 piece quality bathroom suite. Includes free standing bath with floor standing shower attachment, low level WC and wash hand basin set within attractive vanity cupboards having granite vanity top, shower cubicle having rainfall shower and additional hair shower attachment.

### Outside
Front driveway provides ample car parking spaces and has a low maintenance gravel area with Laurel screen perimeter borders. Side wrought iron secure gated access to the rear gardens.

Fabulous rear enclosed landscaped gardens with substantially fenced boundaries. Patio area with raised planter beds, upper well tended lawns and impeccably maintained side borders which are fully stocked with an abundance of mature plants, and shrubbery. A perfect setting our family and social outside entertaining! Garden shed and external lighting.











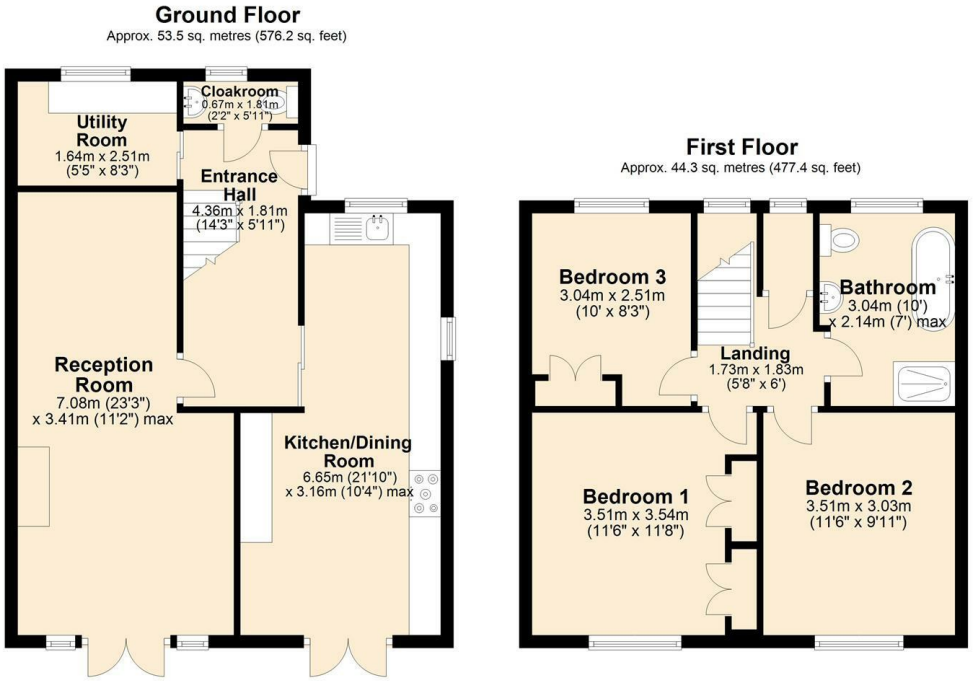


**School catchment areas**

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.

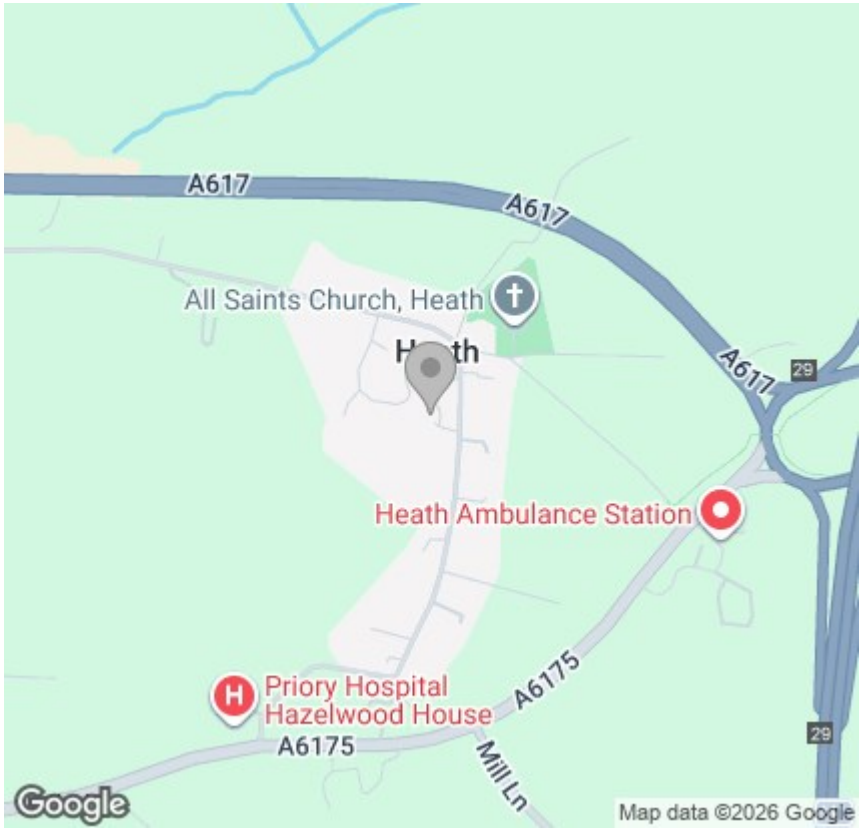
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan




Total area: approx. 97.9 sq. metres (1053.5 sq. feet)

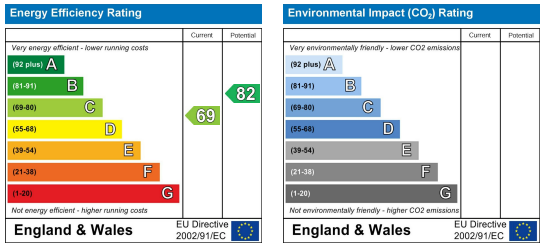
## Area Map




## 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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