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154 Somersall Lane

Somersall, Chesterfield, S40 3LZ

Guide price £375,000

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Guide Price £375,000 - £385,000

We are delighted to present to the open market this immaculately presented and well proportioned TWO/THREE BEDROOM DETACHED BUNGALOW- Situated on this enviable garden plot and located in this highly sought after residential location. Extremely placed for all local amenities, bus routes, Somersall Park and on the fringe of the stunning National Peak Park which is home to some of England's best scenery & hundreds of walks & cycle routes- also within Brookfield School Catchment.

Internally the versatile accommodation benefits from uPVC double glazing and gas central heating with a Combi Boiler. Well maintained and nicely decorated the bungalow comprises of:- entrance hallway, front reception room with Stone feature fireplace with inset Gas Log Burning Stove, open plan dining kitchen with French doors onto the rear gardens, main double bedroom with range of fitted furniture, second double bedroom and fully tiled upgraded shower room with 3 piece suite. There is scope (subject to any required consents) to create a 3rd bedroom if required.

Beautifully tended front gardens with a lawn area and fully stocked borders set with mature evergreen Laurels and Red Robin shrubs. Side driveway provides ample car parking and gives access to the substantial secure side carport which in turn leads to the rear detached garage.

Enclosed PRIVATE SOUTH FACING MATURE GARDENS, with two paved patios, manicured area of lawn and impressive stocked borders, set behind substantial perimeter hedge and fenced boundaries

Additional Information

Gas Central Heating-Worcester Bosch Greenstar Combi Boiler
uPVC Double Glazed windows
Security Alarm System
Gross Internal Floor Area- - 83.1 Sq.m/ 894.2 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area -Brookfield Community School

External Open Porch

An open porch with a 'Weather Pillar' leads to the front entrance.

Entrance Hall

15'0" x 5'0" (4.57m x 1.52m)

A welcoming entrance hallway with a quality fitted 'Black Satin' front Composite door which has obscure glazed side panel and leaded top glazed panel. Access to the insulated loft space. Cupboard with Worcester Bosch Combi Boiler.

Reception Room

16'5" x 12'5" (5.00m x 3.78m)

A generous family reception room with front aspect window which enjoys views over the front gardens and the semi rural aspect of Somersall. Feature Inset Stone Fireplace with Gas Log Burning Stove. Glazed internal door into the hallway.

Open Plan Kitchen/Dining

15'11" x 11'4" (4.85m x 3.45m)

Comprising of a range of base and wall units with complementary work surfaces and inset stainless steel sink and tiled splash backs. Space is provided for the free standing cooker and also the fridge/freezer. Newly replaced rear aspect uPVC window in 2025. Breakfast hatch to the reception room. Cupboard with upgraded consumer unit.

uPVC French doors provide a continuous flow from the living space to external patio and gardens. A versatile space which if required could provide a 3rd bedroom/office or home working space (STBR)

Side uPVC door leads to the substantial secure carport with access to both the front of the property and to the garage/rear gardens.

Rear Double Bedroom One

11'11" x 10'0" (3.63m x 3.05m)

Front Double Bedroom Two

10'0" x 9'1" (3.05m x 2.77m)

Superb Shower Room

6'9" x 6'5" (2.06m x 1.96m)

Having fully tiled walls and comprising of a 3 piece suite which includes a shower enclosure with screen and electric shower, upgraded 'Heritage' pedestal wash hand basin and low level WC.

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Outside

Beautifully tended front gardens with a lawn area and fully stocked borders set with mature evergreen Laurels and Red Robin shrubs. Side driveway provides ample car parking and gives access to the substantial secure side carport which in turn leads to the rear detached garage.

Absolutely fabulous enclosed PRIVATE SOUTH FACING LANDSCAPED GARDENS, with two paved patios, manicured area of lawn and impressive stocked borders, set with an abundance of seasonal planting, shrubbery and plants. Substantial perimeter hedge and fenced boundaries, plus secure side gate access to the front. Garden summer house with stable door. Outside water tap. Provides a perfect setting for family/social outside entertaining and enjoyment.

Detached Garage

15'6" x 9'9" (4.72m x 2.97m)

Double front steel gates lead into the substantial SIDE carport. A fabulous area for either additional parking or for occasional seating space for social or family entertaining.

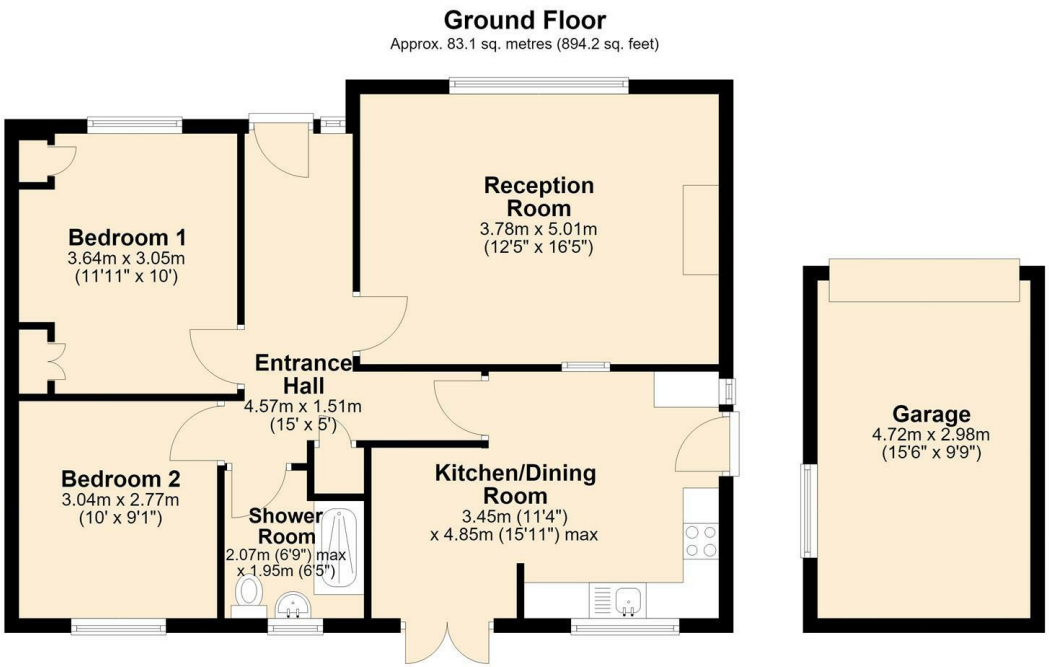
Detached Garage with power and lighting, also having space and pluming for washing machine. Upgraded garage door.

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.

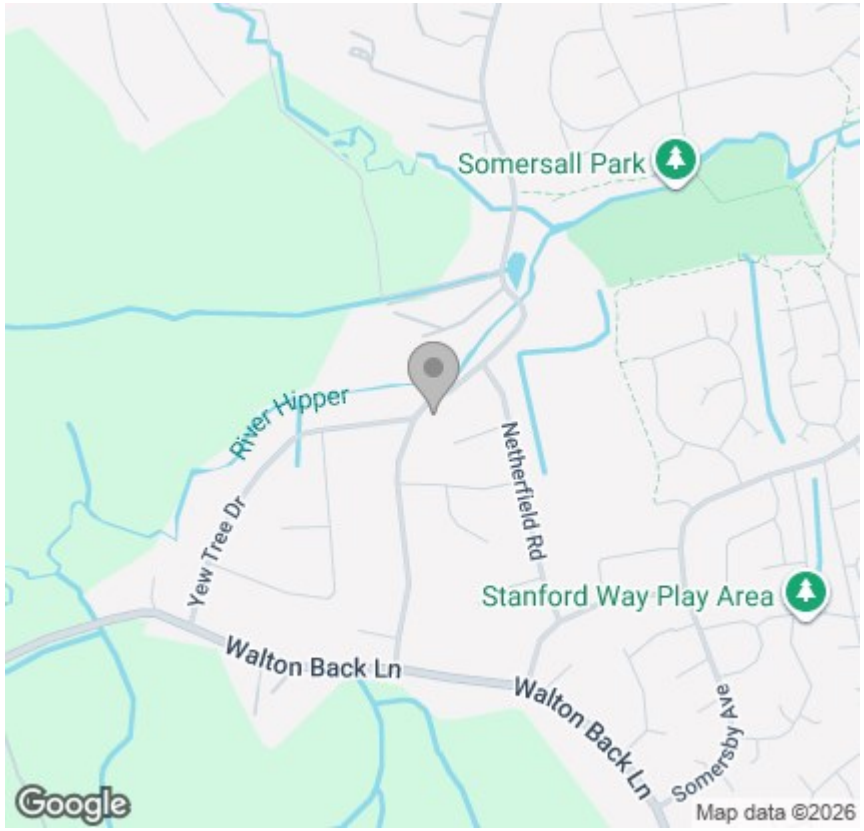
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 83.1 sq. metres (894.2 sq. feet)

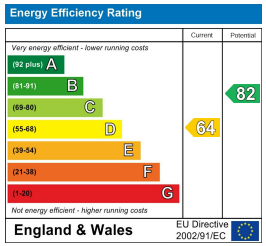
Area Map

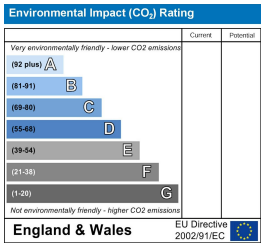


Viewing

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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