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estate agents

25 Caulfield Close

Dunston, Chesterfield, S41 8DH

Offers in the region of £195,000

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Offering beautifully presented accommodation which is perfect for growing families and first time buyers alike !!

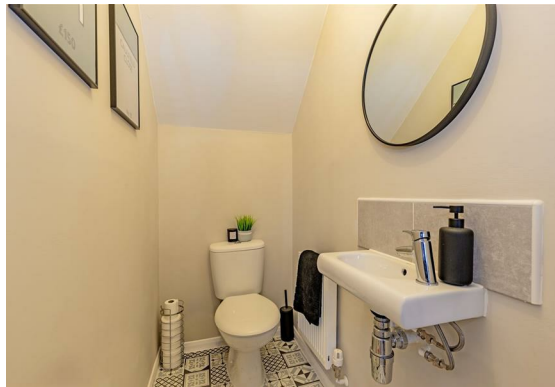
Offered with a 10 year builders NHBC certificate from 2019.

Located in a truly unique position on the edge of the Peak District, Chesterfield town centre, Train Station and a short drive to Dronfield & Sheffield. The property offers an abundance of amenities with many independent shops, beautiful walks and highly regarded schools, all within a short vicinity. Perfect commuter road links A61/A617/M1 Motorway J29 are close by to Dronfield, Sheffield, Chesterfield and further afield.

Benefiting from Gas central heating with combi boiler (Ideal) and uPVC double glazing. Comprising of front entrance hall, downstairs cloakroom W/C, family reception room, splendid kitchen/diner, front main bedroom, good sized second rear bedroom with built in wardrobe / store cupboard. Modern family bathroom comprising of a three piece suite.

Two car standing spaces offered at the front of the property, with pebbled area.

Substantially fenced boundaries to the rear. Mature lawns with paved patio area perfect for outstanding socialising / entertaining. Gate at the rear which provides access to the stored bin area. Shared access with NO.27. Outside lighting and tap. Garden shed to be included in the sale.





Additional Information

Gas Central Heating- Ideal Combi Boiler
10 Year Build Certificate from 2019
uPVC double glazed windows/facias/soffits
Garden Shed to be included in the sale.
Gross Internal Floor Area- 62.9 Sq.m/ 677.1 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

4'9 x 4'5 (1.45m x 1.35m)

Front composite door, with stairs leading to the first floor.

Cloakroom / W/C

5'10 x 3'1 (1.78m x 0.94m)

Having a two piece suite which includes a wash hand basin and low level W/C.

Reception Room

15'7 x 9'3 (4.75m x 2.82m)

Neutrally presented family living room with front aspect window.

Splendid Kitchen / Diner

12'8 x 10'9 (3.86m x 3.28m)

Comprising of a range of White base and wall units with complementary worksurfaces over and matching upstands. Inset stainless sink unit, Integrated appliances include washing machine, oven, gas hob and chimney extractor above. Space for dining table, and patio door onto the rear gardens.

First Floor Landing

6'10 x 6'8 (2.08m x 2.03m)

Access into the loft space.

Rear Double Bedroom One

12'9 x 10'2 (3.89m x 3.10m)

Main bedroom with rear aspect window, and views over the rear garden.

Front Bedroom Two

9'4 x 9'2 (2.84m x 2.79m)

Good sized second room with built in wardrobe / store cupboard, versatile space which could be utilised as home office/ study space. Front aspect window.





Family Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Being partly tiled and comprises of a three piece suite. Bath with over head shower, with screen, pedestal sink set within a vanity unit, low level w/c. Chrome heated towel rail.

Outside

Two car standing spaces offered at the front of the property, with pebbled area.

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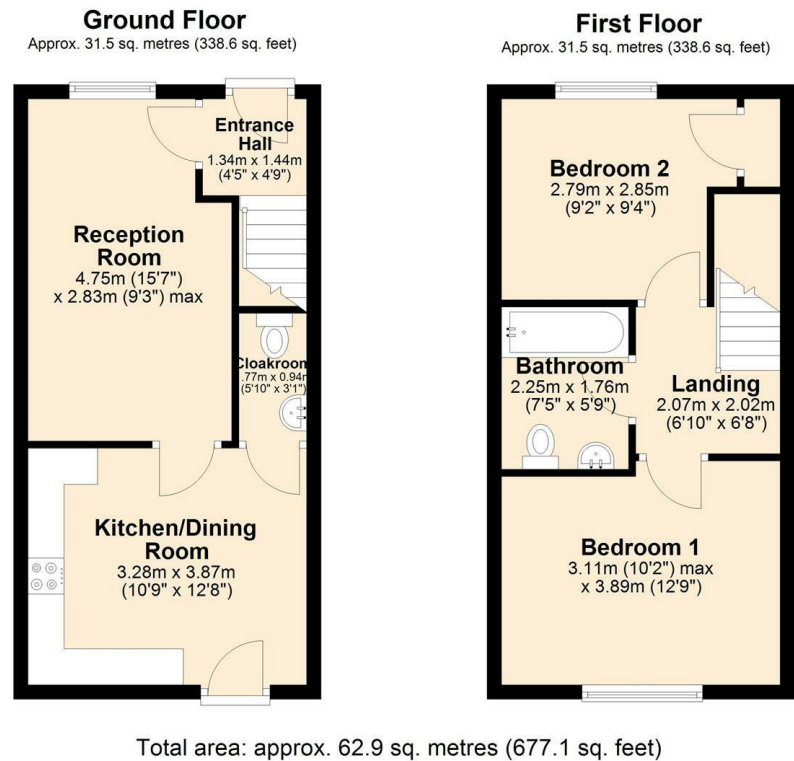


School catchment areas

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.

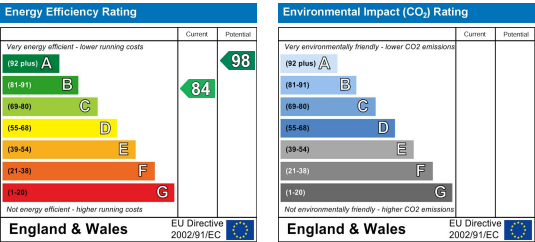
Floor Plan



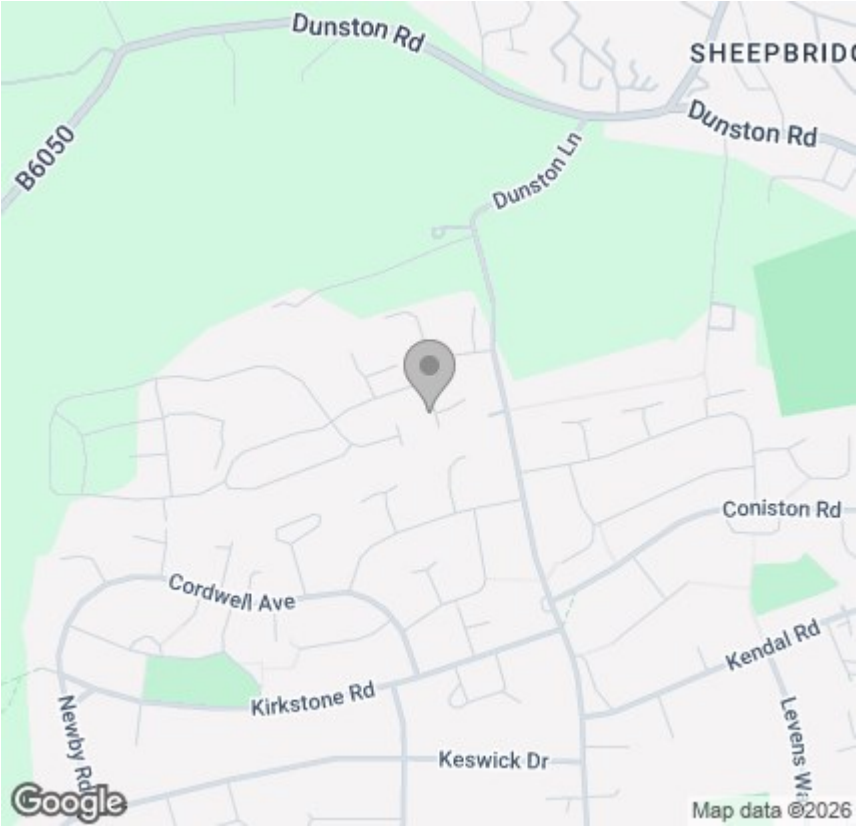
Viewing

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.

