



w**ards**
estate agents

4 Hambledon Close

Loundsley Green, Chesterfield, S40 4NA

£210,000

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Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION

Viewing is recommended of this deceptively spacious Three Bedroom Semi-Detached House which offers over 1000sq ft of family living space. Situated in this extremely sought after residential location, with excellent local amenities, schools, bus routes and commuter links close by. Chesterfield Town Centre, Holmebrook Valley Park and Linacre Woods/Reservoirs are within easy access.

Exceptionally well maintained and benefits from Gas Central Heating (Baxi Combi) and uPVC double glazing. Generously proportioned accommodation consists of entrance hall, reception room, conservatory, kitchen & side utility area. First floor main double bedroom, second double with views over fields and good sized third bedroom. Mostly tiled family bathroom with 3 piece White suite. Access via a retractable ladder to the insulated and mostly boarded loft space.

To the front of the property offers two car standing spaces with tar-macadam driveway, fenced boundaries, small lawn area and matured hedge.

Open field views to the rear of the property, with fenced and hedged boundaries. Patio area which is practical for social and family entertaining. Side gate access. Outside Tap (at front). Shed.

Additional Information

Curtain Poles, Curtains & Blinds to be included in a sale.





Additional Information

Gas Central Heating - Baxi Combi Boiler (please provide a service certificate if serviced?)
uPVC double glazed windows
Gross Internal Floor Area - 93.3 Sq.m/ 1004.7 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Outwood Academy Newbold

Entrance Hall

11'11" x 6'0" (3.63m x 1.83m)

Spacious entrance hall, with stairs to the first floor and under stair store cupboard.

White Gloss Modern Kitchen

11'11" x 9'11" (3.63m x 3.02m)

Comprising of a range of base and wall units with complimentary work surfaces, inset sink and tiled White splash backs. Integrated oven, and Gas Hob with chimney extractor fan. Space for fridge/freezer. Front aspect window with blinds.

Utility Room

11'11" x 2'10" (3.63m x 0.86m)

Space for washing machine, as currently got plumbing. uPVC patio side door with access out onto the rear gardens. The Baxi Combi Boiler is located here.

Reception Room

19'4" x 10'11" (5.89m x 3.33m)

Generous sized family room with gas fire (gas is currently capped off) set upon hearth with surround. Sliding door with blinds into the conservatory.

Conservatory

11'11" x 6'11" (3.63m x 2.11m)

Good sized additional living space with store cupboard. Patio door out to the rear gardens.

Store

6'8" x 2'9" (2.03m x 0.84m)

Useful store cupboard

First Floor Landing

8'2" x 6'1" (2.49m x 1.85m)

Access via a retractable ladder to the insulated and mostly boarded loft space.

Front Double Bedroom One

12'0" x 11'0" (3.66m x 3.35m)

Main bedroom with front aspect window.



Rear Double Bedroom two

11'1" x 10'9" (3.38m x 3.28m)

A second double bedroom with rear aspect window, with views over fields and rear garden. (Freestanding Wardrobe To Be Included)

Front Single Bedroom Three

9'0" x 8'4" (2.74m x 2.54m)

Good sized single bedroom with front aspect window. Versatile room which could be utilised as office/home working/study.

Family Bathroom

8'3" x 5'7" (2.51m x 1.70m)

Being mostly tiled in White and comprising of a 3 piece suite in White which includes bath with mains shower above and shower screen, low level WC and pedestal wash hand basin.

Outside

To the front of the property offers two car standing spaces with tarmac driveway, fenced boundaries, small lawn area and matured hedge.

Open field views to the rear of the property, with fenced and hedged boundaries. Patio area which is practical for social and family entertaining. Side gate access. Outside Tap (at front). Garden Shed.

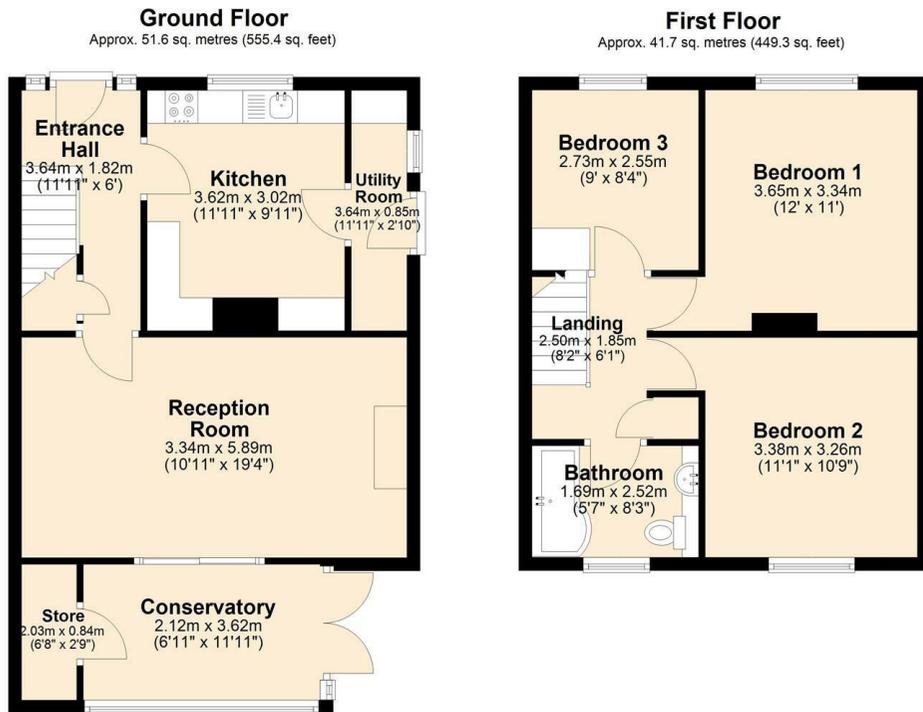


School catchment areas

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

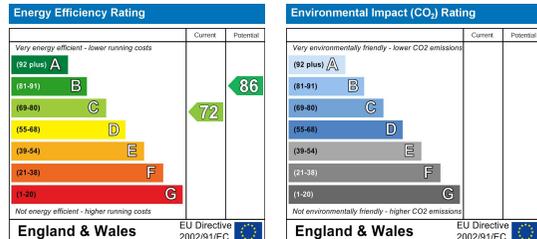


Total area: approx. 93.3 sq. metres (1004.7 sq. feet)

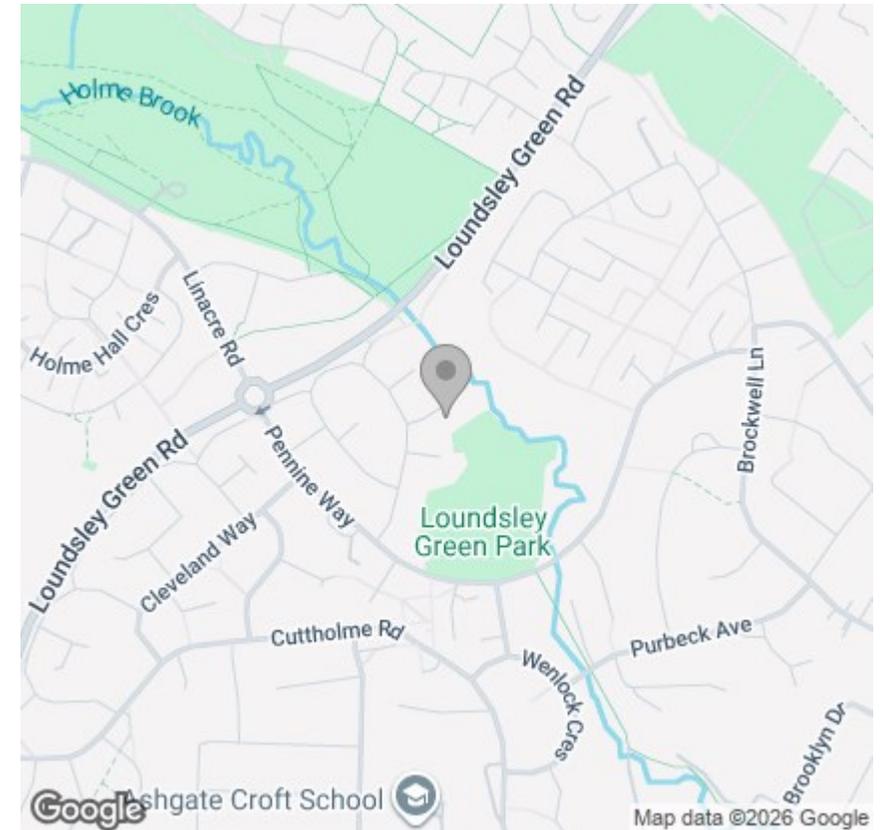
Viewing

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



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.

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