

wards
estate agents

20 Cambridge Crescent

Doe Lea, Chesterfield, S44 5PG

Guide price £150,000

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GUIDE PRICE £150,000 - £160,000

Offered with NO CHAIN!

ATTENTION INVESTORS/DEVELOPERS- GREAT VALUE FAMILY HOME WITH REAR GARDEN PLOT HAVING FULL PLANNING PERMISSION GRANTED FOR A SINGLE DWELLING IF REQUIRED.

Well proportioned THREE BEDROOM MID TERRACED FAMILY HOUSE, benefits from gas central heating and uPVC double glazing. Ideal for first time buyers and small families alike- Internally the accommodation offers front entrance hall, cloakroom/WC, breakfasting kitchen, rear conservatory/garden room and family reception room. To the first floor three generous well proportioned bedrooms and family bathroom with White 3 piece suite.

Front paved car standing space and side stepping leads to the front entrance porch. Pebble set borders with planting and shrubbery. Rear fenced boundaries. Paved patio and good sized lawns

Ideal for commuters, this property is well positioned for transport links into Chesterfield & Mansfield and perfectly placed for access onto J29 of the M1 Motorway.

Potential Interest to First Time Buyers, small families and INVESTORS/DEVELOPERS alike!
Potential Yield of 5% pa for the property based upon a purchase price of £135,000 and a monthly rental of £750

There is currently Planning Permission granted for rear development if required- Bolsover District Council- 25/00402/FUL. Rotary Drilling Report (May 2026) available upon request.

Additional Information

Gas Central Heating - Baxi Duo Tec Combi
uPVC double glazed window
Gross Internal Floor Area - 86.2 Sq.m/ 928.2 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area- The Bolsover School

























Full Planning Permission

Land to the rear of 20 Cambridge Crescent, Bramely Vale. S44 5PG

Full Planning Permission is granted for the erection of a detached single storey dwelling. Reference at Bolsover District Council is 25/00402/FUL

If the two plots are sold to separate buyers the vendors will erect a boundary fence between them.

Front Porch

8'2" x 4'0" (2.49m x 1.22m)

Front uPVC entrance porch with uPVC entrance door. Internal wooden door leads into the hallway. Tiled floor.

Entrance Hall

11'0" x 7'9" (3.35m x 2.36m)

Stairs climb to the first floor. Consumer Electrical Unit. Useful under stairs storage space.

Cloakroom/WC

6'10" x 2'5" (2.08m x 0.74m)

Comprising of a two piece suite which includes a low level WC and wash hand basin

Fitted Kitchen

13'9" x 9'4" (4.19m x 2.84m)

Comprising of a range of base and wall units with inset stainless steel sink unit having tiled splash backs. Integrated oven, hob and chimney extractor. Space is provided for washing machine and dishwasher. Rear uPVC door and access to the rear Sunroom/Conservatory

Conservatory/Sun Room

9'11" x 4'11" (3.02m x 1.50m)

uPVC door leads onto the rear gardens.

Reception Room

16'6" x 11'5" (5.03m x 3.48m)

A good sized family reception room with feature inset media wall. Laminate flooring. uPVC French doors lead onto the rear gardens.

First Floor Landing

7'11" x 7'9" (2.41m x 2.36m)

Access to the attic space. Cupboard where the Baxi Combi boiler is located.

Rear Double Bedroom One

11'2" x 9'8" (3.40m x 2.95m)

Main double bedroom with rear aspect window. Triple wardrobe.

Rear Double Bedroom Two

14'11" x 8'3" (4.55m x 2.51m)

A second double bedroom also having a built in double wardrobes.













Front Bedroom Three
9'2" x 7'11" (2.79m x 2.41m)

A versatile third bedroom which could also be used for office or home working space. Front aspect window with rooftop views.

Family Bathroom
10'11" x 5'1" (3.33m x 1.55m)

Comprising of a 4 piece suite which includes a family bath, low level WC, pedestal wash hand basin and corner shower with electric shower.

Outside Store
6'0" x 3'0" (1.83m x 0.91m)

With power and lighting

Outside
Front paved car standing space and side stepping leads to the front entrance porch. Pebble set borders with planting and shrubbery. Shared right of access through the alleyway to the rear.

Rear fenced boundaries. Paved patio and good sized lawns. There is currently Planning Permission for rear development - Planning Reference with Bolsover District Council https://publicaccess.bolsover.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

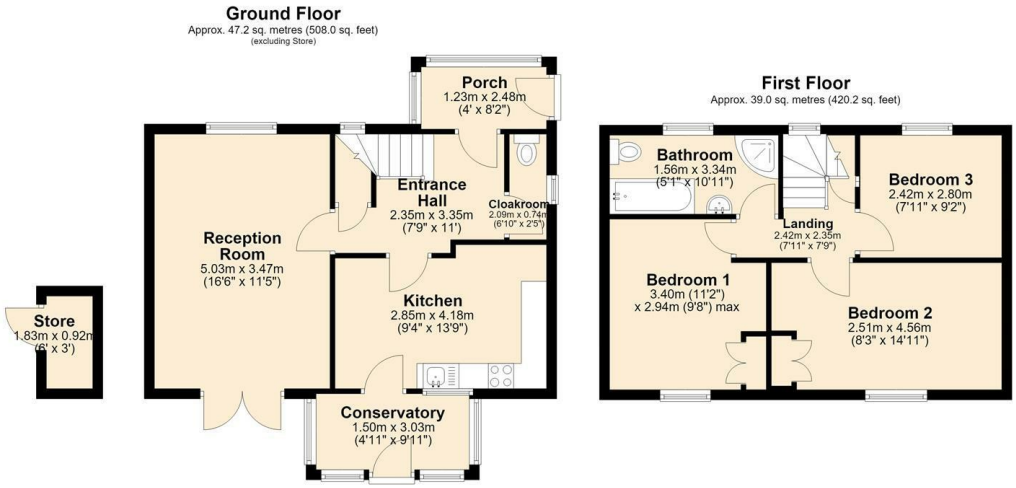
Rotary Drilling Report (May 2026) available upon request.

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.

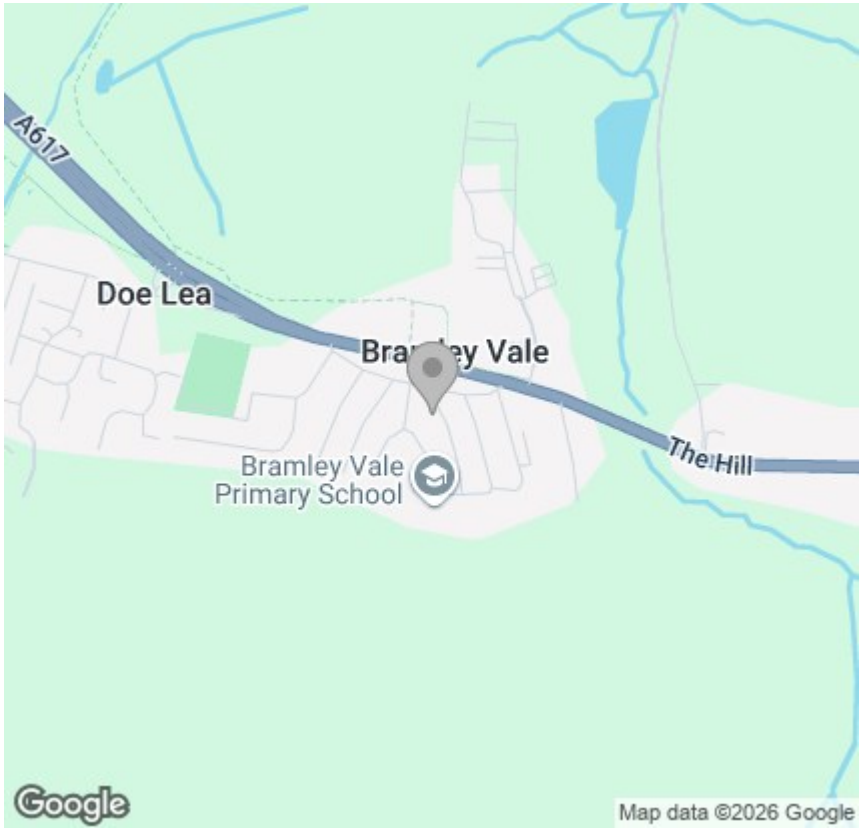
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 86.2 sq. metres (928.2 sq. feet)

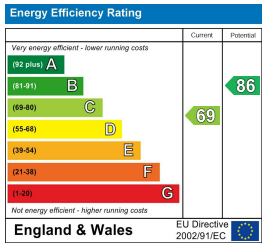
Area Map

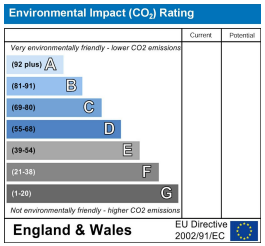


Viewing

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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