wards
estate agents

4 Netherfield Road

Somersall, Chesterfield, S40 3LS

£300,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

We are delighted to present to the open market this 3 BEDROOM & TWO BATHROOM SEMI-DETACHED FAMILY HOUSE WTH 0.72 ACRE OF WOODLAND over 1200 sqf of living space !! Situated in this highly sought after residential location well placed for all local amenities, bus routes & 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.

Benefits from Gas Central Heating (Ideal Combi Boiler - newly installed in 2024) & uPVC Double Glazing - (French doors in kitchen, not double glazed)

The ground floor comprises of spacious entrance hall, front family reception room, separate rear dining room with sliding door out onto the rear garden, kitchen with French doors providing access to the outside space. Inner hallway leading to a storage area, access into the garage, and ground floor shower room.
To the first floor, front double main bedroom with mirrored fronted fitted sliding wardrobes, second rear double bedroom with views over the rear garden/woodland, third front single bedroom, which could be utilised as an office/study/home working space. Family bathroom being mostly tiled and comprises of a three piece suite.

To the front of the property, offers car standing space and access to the attached garage. Mature lawn area with plants, trees, shrubs and low level stone boundary wall.

Extensive rear garden plot having neat well tended lawns & WTH 0.72 ACRE OF WOODLAND. Hedged boundaries with an abundance of mature plants, trees and shrubs. Patio area creating an ideal space for outside social / family entertaining.

Additional Information

Gas Central Heating - Ideal Combi Boiler (Newly Installed 2024)
uPVC double glazed windows - (French doors in kitchen, not double glazed)
Gross Internal Floor Area - 112.9 Sq.m/ 1215.5 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area-Brookfield Community School

Ground Floor

Entrance Hall

15'8 x 6'6 (4.78m x 1.98m)

Spacious entrance hall with stairs leading to the first floor. Under stair storage cupboard and access into the kitchen & family reception room.

Family Reception Room

15'7 x 11'2 (4.75m x 3.40m)

Beautifully presented front family room with Splendid fireplace surround with gas fire set upon a hearth. Sliding doors leading into the separate dining room.

Separate Dining Room

9'10 x 9'6 (3.00m x 2.90m)

Sliding door leading to the outside space. Open arch aspect into the kitchen.

Spacious Kitchen

15'10 x 8'1 (4.83m x 2.46m)

Comprising of a range of base and wall units, with complimentary worksurfaces over and matching upstands, partly tiled splash back. Integrated double oven, gas hob with extractor fan above (extractor fan not working) space for dishwasher, washing machine & fridge/freezer. Stainless steel sink. Access into the inner hallway, open arch aspect into the dining room. French doors leading out onto the rear garden (not double glazed)

Inner Hallway

14'2 x 3'3 (4.32m x 0.99m)

Access into the garage, storage area, and ground floor shower room.

Store

7'7 x 4'5 (2.31m x 1.35m)

Downstairs Shower Room

6'10 x 4'2 (2.08m x 1.27m)

Fitted with attractive wall panelling around the shower and comprising of a three piece suite which includes, electric shower with screen, wash hand basin and low level W/C. Downlighting.

First Floor Landing

10'10 x 6'11 (3.30m x 2.11m)

Access into the insulated loft space.

Front Double Bedroom 1
14'5 x 11'0 (4.39m x 3.35m)

Main double bedroom with mirrored fronted fitted sliding wardrobes.

Rear Double Bedroom 2
11'2 x 10'10 (3.40m x 3.30m)

Rear double bedroom with views over the rear garden/woodland.

Front Single Bedroom 3
8'10 x 7'0 (2.69m x 2.13m)

Front single bedroom, which could be utilised as an office/study/home working space.

Mostly Tiled Family Bathroom
8'4 x 5'6 (2.54m x 1.68m)

Having mostly tiled walls, with tiled flooring and comprising of a three piece suite which includes, bath with over head shower with shower curtain, pedestal wash hand basin and low level W/C. Chrome heated towel rail.

Outside
To the front of the property, offers car standing space and access to the attached garage. Mature lawn area with plants, trees, shrubs and low level stone boundary wall.

Extensive rear garden plot having neat well tended lawns. Hedged boundaries with an abundance of mature plants, trees and shrubs. Patio area creating an ideal space for outside social / family entertaining.

Single Attached Garage
13'11 x 8'5 (4.24m x 2.57m)

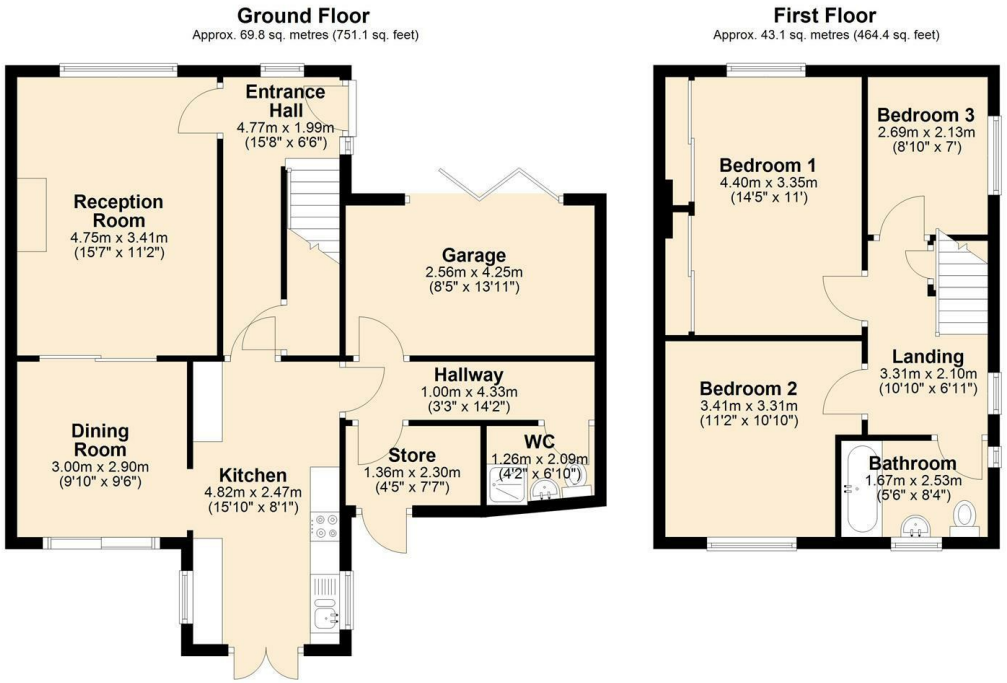
Single garage with power and lighting.

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.

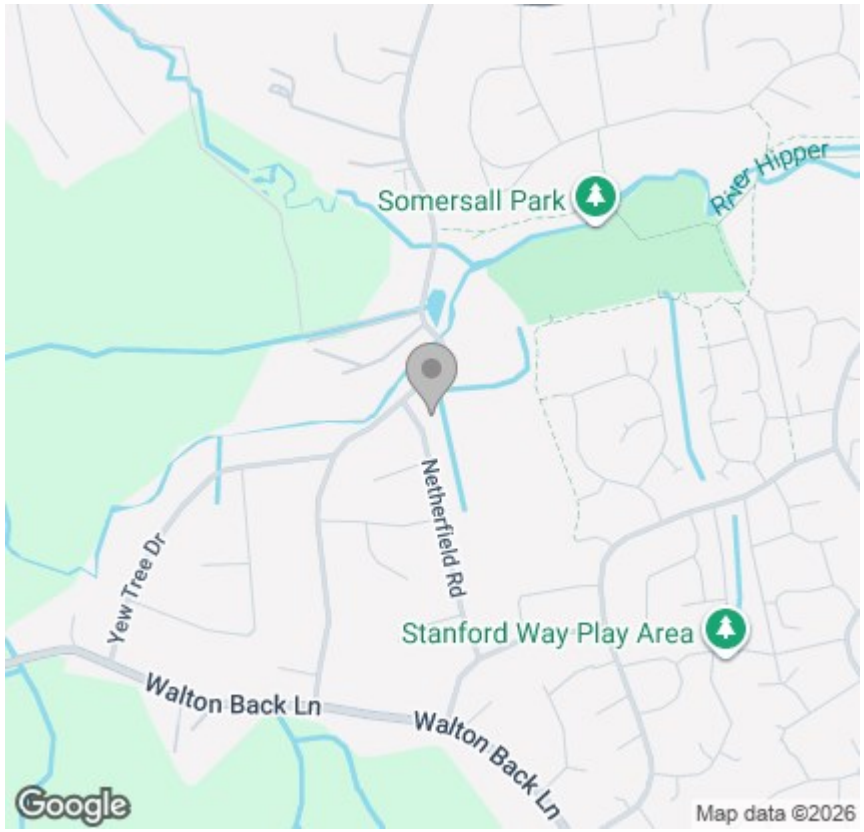
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 112.9 sq. metres (1215.5 sq. feet)

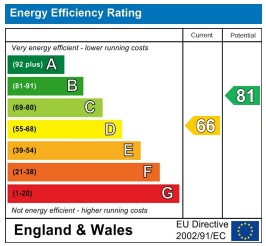
Area Map

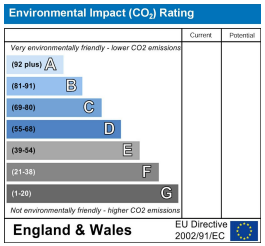


Viewing

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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