

wards
estate agents

64 Vincent Crescent

, Chesterfield, S40 3NP

Asking price £395,000

64 Vincent Crescent

Chesterfield, S40 3NP

Offered with NO CHAIN!
Internal viewing is imperative to fully appreciate this superbly presented THREE BEDROOM DETACHED BUNGALOW which enjoys SOUTH FACING REAR GARDENS and is situated in this highly sought after affluent suburb of Chesterfield within the BROOKFIELD SCHOOL CATCHMENT! Benefits from an excellent range of local amenities including a good selection of local restaurants, pubs, doctors, shops and bus routes. Also surrounded by plenty of open space/countryside and local parks and on the fringe of the stunning National Peak Park, home to some of England's best scenery.

Neutrally re-decorated throughout the bungalow offers well proportioned accommodation with gas central heating with newly installed boiler & radiators(2026), uPVC double glazing/facias/soffits and guttering. Internally comprises of front entrance porch, spacious entrance hall, front main double bedroom, two further good sized bedrooms all with fitted wardrobes and superb fully tiled shower room with 3 piece suite. Integrated fitted kitchen, dining area with French doors to the rear gardens, family reception room and uPVC conservatory with French doors onto the rear gardens.

Front stone boundary walling compliments the front aspect of this bungalow. Front drive with car parking spaces/caravan/camper van standing space and leads to the integral single garage. Sun blessed SOUTH FACING rear gardens with stone boundary walling and side fencing. Well tended lawn area with paved patio area and mature borders. A lovely setting which is perfect for family and social entertainment!

Additional Information

Gas Central Heating-Worcester Bosch Boiler installed in Jan 2026
New boiler and radiators in Jan 2026
uPVC Double Glazed Windows/facias & soffits.
Gross Internal Floor Area-115.3 Sq.m/ 1241.1 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Brookfield Community School

Additional Information

Carpets, curtains, blinds, washing machine, fridge/freezer, hob & oven

























Entrance Porch
7'11" x 4'9" (2.41m x 1.45m)

Front uPVC entrance door leads into the porch with double internal doors giving access into the entrance hall. Front aspect window.

Spacious Entrance Hallway
14'9" x 5'11" (4.50m x 1.80m)

Useful coats cupboard where the cylinder water tank is located. Glazed double doors lead into the dining area. Access doors to bedrooms 1,2,3 and shower room.

Front Double Principal Bedroom
15'4" x 11'3" (4.67m x 3.43m)

A well proportioned main double bedroom with a lovely range of built in wardrobes with two doubles and a dressing area.

Front Double Bedroom Two
13'1" x 8'1" (3.99m x 2.46m)

A second double bedroom with range of two double fitted wardrobes having sliding doors and providing plenty of storage space. Front aspect window.

Rear Bedroom Three
13'1" x 8'0" (3.99m x 2.44m)

A good sized versatile third bedroom which could also be used for office or home working. Rear aspect window overlooking the gardens.

Luxury Fully Tiled Shower Room
10'1" x 7'4" (3.07m x 2.24m)

Comprising of a 3 piece suite which includes a double shower enclosure with mains rainfall shower and additional spray attachment. Range of attractive vanity wall and base units. Pedestal wash hand basin with fountain taps and low level WC. Chrome heated towel rail. Non- slip vinyl flooring and downlighting.

Dining Room
12'9" x 8'5" (3.89m x 2.57m)

A light and airy area for family dining with access into the kitchen and reception room. uPVC French doors with side glazing panels lead onto the gardens.

Integrated Fitted Kitchen
12'9" x 7'7" (3.89m x 2.31m)

Comprising of a range of base and wall units with complementary work surfaces and upstands and inset composite sink. Integrated electric oven and microwave, 4 ring gas hob. Space for washing machine which is relatively new and is included. Fridge Freezer included in the sale. Downlighting. Worcester Bosch Boiler (newly installed in Jan 2026) Consumer Electricity Unit is located in a cupboard. Side partly glazed uPVC door.













Reception Room
16'4" x 11'5" (4.98m x 3.48m)

Neutrally presented family reception room with feature stone fireplace with tiled hearth, side plinths and electric fire(gas point capped off). Sliding uPVC patio door to the Conservatory.

uPVC Conservatory
9'7" x 7'8" (2.92m x 2.34m)

uPVC French doors lead onto the South facing rear gardens. Fitted blinds are included.

Integral Single Garage
16'7" x 9'8" (5.05m x 2.95m)

Having power, lighting, water tap and remote roller door.

Outside
Front low stone boundary walling with driveway that provides ample parking for two vehicles or caravan/camper van parking. Access to the integral single garage with roller door. Side access pathways to the rear gardens.

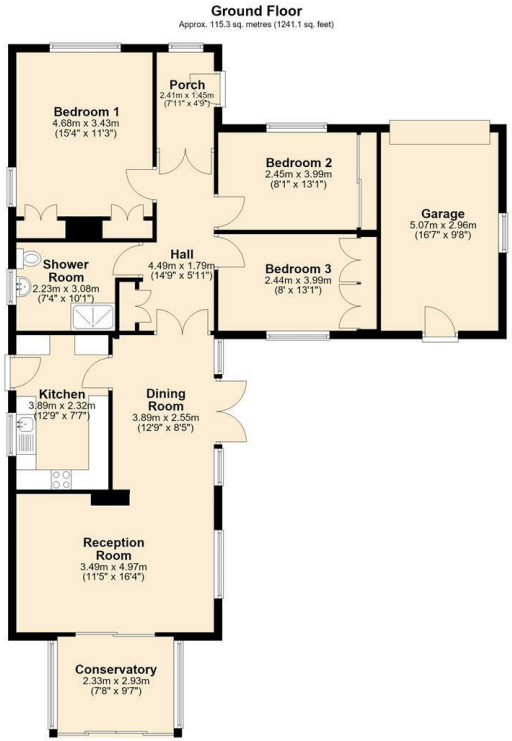
Sun Blessed enclosed SOUTH FACING GARDENS with low stone walling and fenced perimeter boundaries. Paved patio, well tended lawns and fully stocked and well established borders, set with mature shrubs and planting. A perfect setting for family and social outside enjoyment and entertaining.

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.

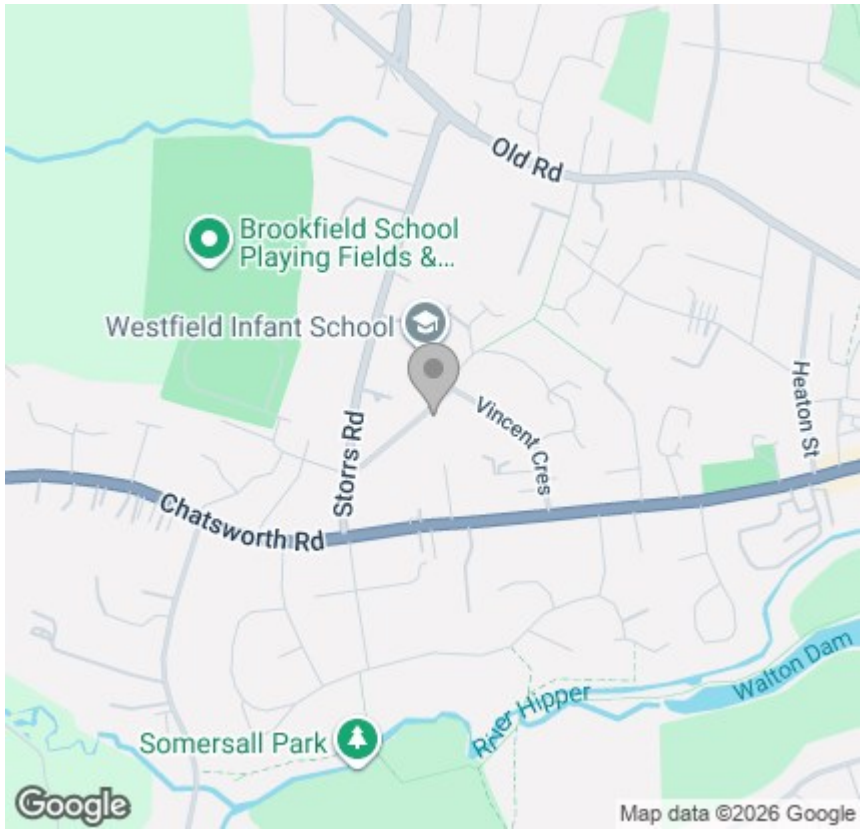
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 115.3 sq. metres (1241.1 sq. feet)

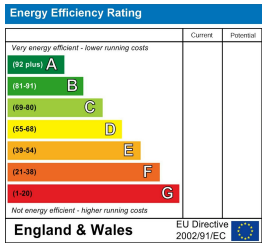
Area Map

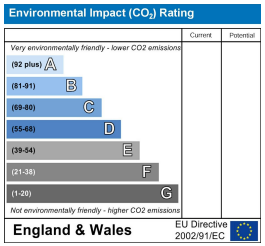


Viewing

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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

RICS