



10 Foljambe Road,
Chesterfield, S40 1NW

OFFERS IN THE REGION OF

£235,000

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WILKINS VARDY

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SUBSTANTIAL FOUR BED, THREE BATHROOMED VICTORIAN VILLA

This delightful four bed, three 'bathroomed' Victorian end terraced house offers an impressive 1417 sq.ft. of accommodation over four levels, including a useful cellar, two good sized reception rooms with bay windows and three modern and well appointed bathrooms, together with landscaped gardens.

The property is located on the edge of the Town Centre, within walking distance from the various shops, bars and restaurants in the centre of Chesterfield but also well placed for accessing Queen's Park and Chatsworth Road.

- Characterful Victorian Villa
- Convenient Location
- Two Dual Aspect Reception Rooms
- Good Sized Kitchen
- Four Bedrooms
- ** 3D TOUR AVAILABLE **
- Two En Suites & Family Bathroom
- Brookfield School Catchment
- EPC Rating: E
- Useful Cellar

General

Gas central heating (Worcester Bosch Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 131.6 sq.m./1417 sq.ft. (including Cellar)
Council Tax Band - B
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

With original tiled floor and having a uPVC double glazed door opening into the ...

Entrance Hall

Having stripped wood flooring, downlighting and a staircase rising to the First Floor accommodation.

Living Room

14'9 x 10'11 (4.50m x 3.33m)

A good sized dual aspect reception room having a feature cast iron fireplace with painted fire surround and open grate.

Stripped wood flooring and original coving, picture rail and dado rail.

Dining Room

12'10 x 10'11 (3.91m x 3.33m)

A second good sized dual aspect reception room having a feature brick fireplace with multi-fuel stove sat on a tiled hearth.

Stripped wood flooring and coving, picture rail and dado rail.

Kitchen

15'9 x 8'11 (4.80m x 2.72m)

A dual aspect room, being part tiled and fitted with a range of cream shaker wall, drawer and base units with complementary solid wood work surfaces over.

Double bowl Belfast sink with pull out mixer tap.

Integrated dishwasher.

Space is provided for an American style fridge/freezer and there is space for a range cooker having a wood lintel above.

Slate tiled floor and downlighting.

A uPVC double glazed door opens onto the side of the property, and a further door opens to a ...

Cellar

11'0 x 5'11 & 12'1 x 8'3 (3.35m x 1.80m & 3.68m x 2.51m)

With steps leading down to a useful storage area, having light, power and the original cold slab

Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer.

On the First Floor

Landing

Having LED downlighting and a stripped wood balustrade with original spindles. A staircase rises to the Second Floor accommodation.

Bedroom One

14'6 x 12'2 (4.42m x 3.71m)

A good sized double bedroom having two windows overlooking the front of the property.

This room also has a feature cast iron fireplace and two built-in double wardrobes with sliding mirror doors.

A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

Family Bathroom

Fitted with a white 3-piece suite comprising of a freestanding claw foot roll top bath with bath/shower mixer tap, pedestal wash hand basin and low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

Bedroom Two

10'11 x 9'0 (3.33m x 2.74m)

A rear facing double bedroom, currently used as a nursery, having a feature cast iron fireplace. A door gives access to an ...

En Suite Wet Room

Being fully tiled and having a shower area with electric shower, wash hand basin and low flush WC.

Chrome heated towel rail.

Waterproof flooring and downlighting.

On the Second Floor

Landing

Bedroom Three

12'2 x 8'5 (3.71m x 2.57m)

A front facing double bedroom having built-in eaves storage to either side.

Bedroom Four

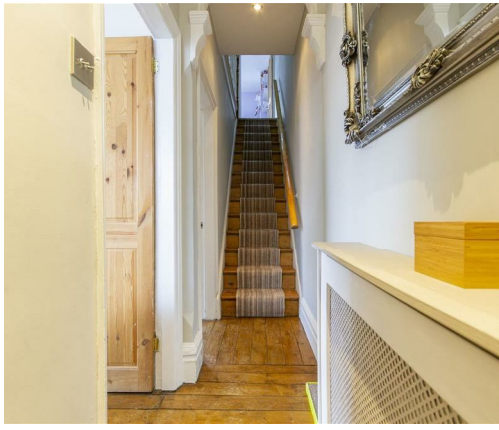
12'10 x 8'5 (3.91m x 2.57m)

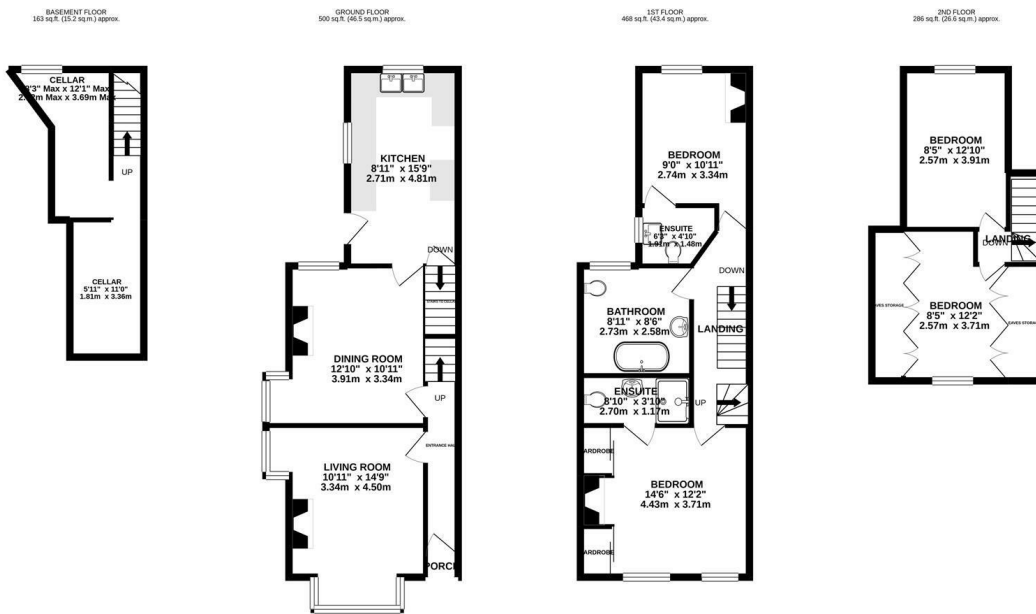
A rear facing double bedroom.

Outside

To the front of the property there is a walled low maintenance forecourt garden and a tiled path leading up to the front entrance door. Permit parking is available in the area.

A block paved path leads to a gate which opens onto the rear of the property where there is a paved patio with step down to an artificial lawn with raised borders. There is also an attached outbuilding and hardstanding area for a garden shed.

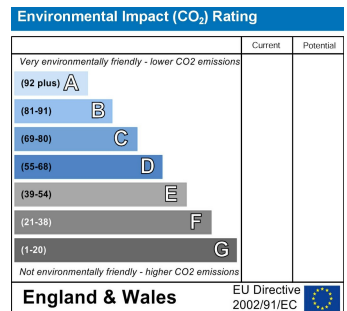
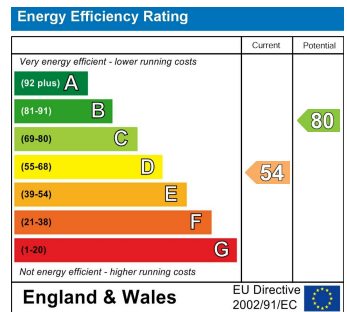




TOTAL FLOOR AREA: 1417 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWINGS

All viewings are to be arranged through the agent.

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, multi-fuel stove, kitchen appliances, shower units, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk