



25 St. Chads Way,
Chesterfield, S41 8RN

£239,950

W
WILKINS VARDY

£239,950

MODERN DETACHED FAMILY HOME WITH GARAGE AND SOUTH FACING GARDENS - NO UPWARD CHAIN

This superb three bedroomed, two 'bathroomed' detached family home offers stylish and well appointed accommodation which includes a good sized living room and kitchen/diner, both of which have French doors opening onto a generous south facing garden.

Situated at the head of this popular cul-de-sac, the property is well placed for the various amenities on Sheffield Road and for routes into the Town Centre and towards Sheffield.

- Detached Family Home
- Dual Aspect Living Room
- Cloaks/WC
- En Suite & Family Bathroom
- Garage & Off Street Parking
- Head of Cul-de-Sac Position
- Open Plan Kitchen/Diner
- Three Bedrooms
- South Facing Rear Garden
- EPC Rating: C

General

Gas central heating (Powermax 155 Baxi Combi Boiler)
uPVC double glazed windows and doors (except front entrance door which is composite)
Security alarm system and CCTV
Gross internal floor area - 86.8 sq.m./935 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into the ...

Entrance Hall

Fitted with oak flooring and having a built-in under stair store cupboard and a staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback and a low flush WC.
Tiled floor.

Living Room

18'4 x 10'3 (5.59m x 3.12m)
A generous dual aspect reception room, spanning the full depth of the property and having uPVC double glazed French doors overlooking and opening onto the rear garden.

Open Plan Kitchen/Diner

18'4 x 9'0 (5.59m x 2.74m)
A dual aspect room, spanning the full depth of the property, being part tiled and fitted with a range of beech wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric fan assisted oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a fridge/freezer.
Laminate flooring.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Fitted with oak flooring and having a built-in cupboard housing the combi boiler.

Master Bedroom

15'6 x 10'6 (4.72m x 3.20m)
A good sized rear facing double bedroom having a built-in double wardrobe and built-in storage cupboard. A door gives access to the ...

En Suite Shower Room

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

Bedroom Two

9'6 x 9'2 (2.90m x 2.79m)
A front facing double bedroom having a built-in wardrobe.

Bedroom Three

9'2 x 6'8 (2.79m x 2.03m)
A rear facing single bedroom having a built-in storage cupboard.

Family Bathroom

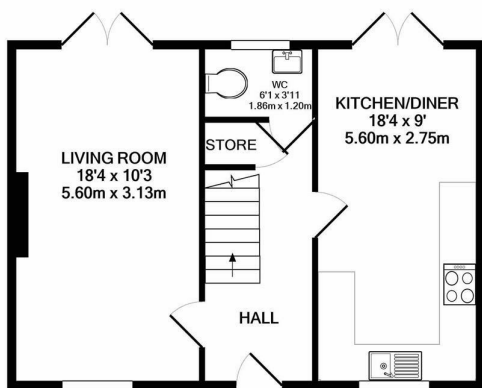
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.

Outside

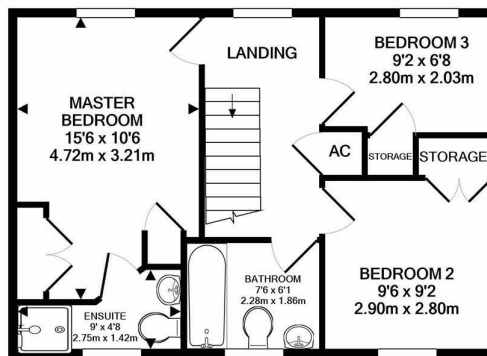
The property sits on a generous plot at the head of a cul-de-sac having a lawn and block paved frontage. Adjacent, there is a tarmac driveway providing ample off street parking, leading to a detached single garage having an 'up and over' door.

A gate gives access to the private, enclosed south facing rear garden which comprises of a paved patio, lawn with raised flower beds and a chipped bark play area with summerhouse/shed.





GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

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, 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 Whittington Green 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

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