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1871



12 Panthers Place, Chesterfield, S41 7GZ

Guide Price £225,000





12 Panthers Place

Chesterfield, S41 7GZ

- Attractive modern three-bedroom semi-detached townhouse
- Situated within a large plot providing off-road parking and good-sized gardens
- Close to a variety of amenities with excellent transport links
- Built in 2016 with the balance of the NHBC warranty remaining
- The property could be reconfigured to provide a fourth bedroom if required
- No Upward Chain

+++GUIDE PRICE £225,000 - £235,000+++

This beautifully presented three-bedroom semi-detached town house offers spacious, modern and contemporary living over three floors.

Available with no upward chain a viewing is essential to appreciate the accommodation on offer.



12 Panthers Place

This modern family home is situated within the desirable development on the former Rugby ground off Sheffield Road, constructed in 2016 and benefitting from the balance of the NHBC warranty. The property is pleasantly situated on the cul-de-sac of Panthers Place, providing a rare balance of being in a quiet position yet close to the town centre.

The property offers spacious family accommodation over three floors, providing excellent flexibility and the potential to reconfigure the space to create a fourth bedroom if required.

With no upward chain, a viewing is essential to appreciate the accommodation on offer.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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	

The Accommodation

The property is entered via an attractive feature front door which opens into the welcoming entrance hallway, off which is a WC, stairs rising to the first floor and the spacious open plan kitchen diner, which comprises of a stylish white kitchen with a range of integrated appliances and an excellent larder store, and a spacious dining/ living area with doors opening to the rear garden. With the large garden to the rear there is also the scope to extend, subject to the relevant permissions and consents.

To the first floor is the well-proportioned living room with a Juliette balcony overlooking the rear gardens and with a view of the crooked spire. The living room has been utilised as a fourth bedroom in some properties of the same layout, with a sitting area incorporated within the kitchen diner on the ground floor. offering excellent additional flexibility. Also to the first floor is the third bedroom and the family bathroom.

To the second floor is the Master Bedroom with a contemporary en-suite shower room, and Bedroom Two providing another good-sized double bedroom.

Outside

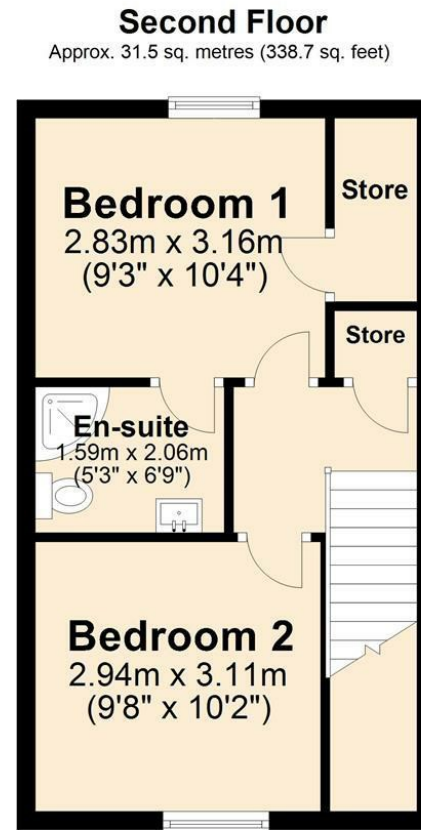
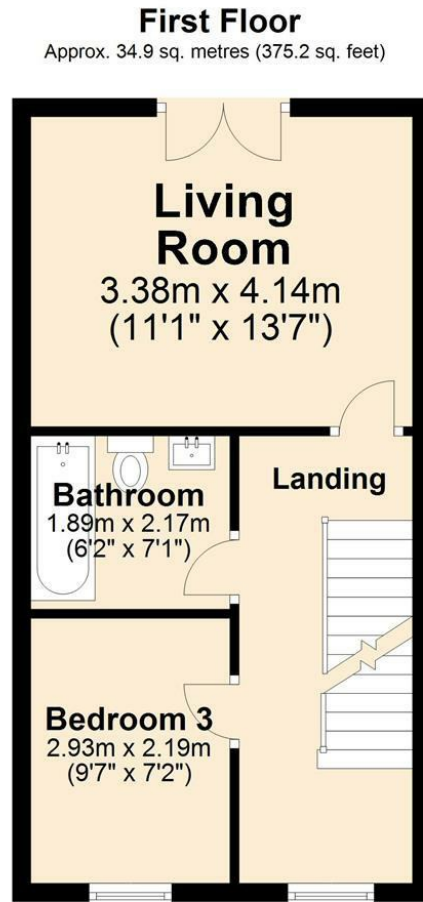
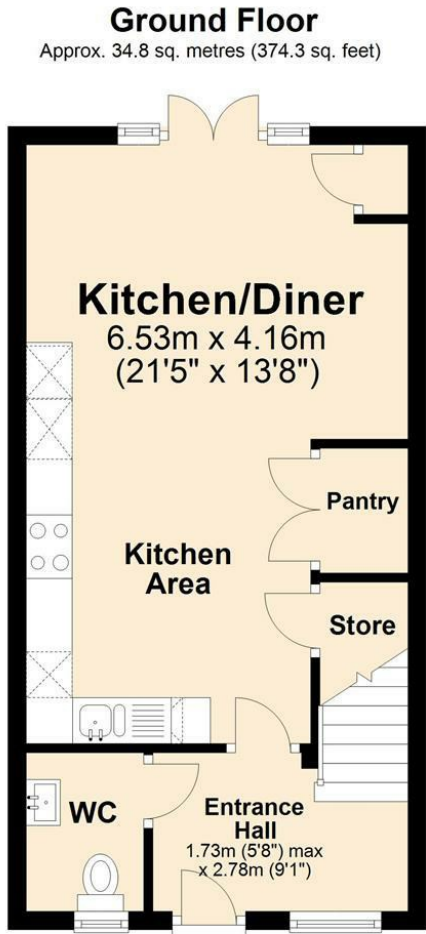
The property is situated on a large plot for such a modern home, providing excellent off-road parking.

To the rear of the property is an enclosed and secure south facing rear garden, predominantly laid to lawn with a delightful patio area ideal for sitting out or entertaining.

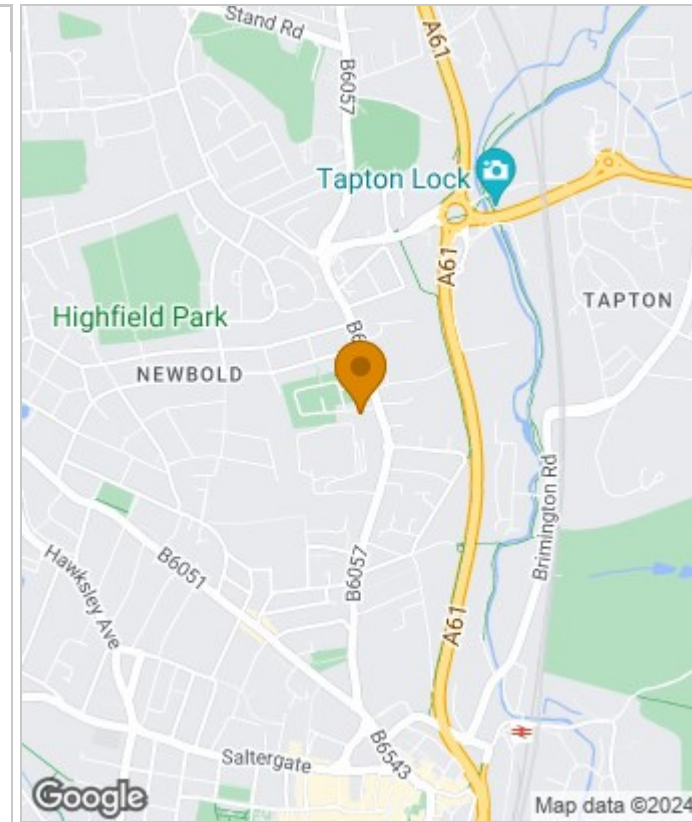
Key Facts

- Gas central heating and fully uPVC double glazed
- Constructed in 2016 with the balance of the NHBC warranty
- Available with no upward chain
- Council Tax Band – C
- EPC Band - B
- Please note there are service charges of £176 payable every 6 months.





Total area: approx. 101.1 sq. metres (1088.3 sq. feet)



Viewing Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.