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66 Highfield Lane, Chesterfield, S41 8AY

Offers In The Region Of £380,000



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# 66 Highfield Lane

Chesterfield, S41 8AY

An attractive detached family residence providing spacious and flexible accommodation throughout, set within a generous plot with stunning gardens to the front and rear.

A viewing is essential to appreciate the accommodation on offer.

- Detached family residence with spacious and flexible accommodation.
- First time on the market in over 50 years— offering a unique opportunity.
- Three good sized bedrooms and a family bathroom on the first floor.
- Character features like stone surrounds from the Wingerworth Hall Estate.
- Driveway with off-road parking and single garage.
- Generous plot with stunning front and rear landscaped gardens.
- Two reception rooms, a large dining/breakfast kitchen and utility room on the ground floor.
- Potential for extension to add more bedrooms (subject to consent).
- Beautifully landscaped garden, ideal for entertaining with patio, summer house, and mature trees.
- Located close to local schools, amenities and transport links, offering village life and easy access to the town centre



Available on the open market for the first time in over fifty years, this attractive detached family residence is set within well-proportioned and beautifully landscaped gardens and grounds.

The spacious accommodation provides an excellent degree of flexibility, with two reception rooms, a dining/ breakfast kitchen and a utility room with WC off to the ground floor, and three good sized bedrooms and the family bathroom to the first floor.

The property is set back from the road behind a stone boundary wall providing a tranquil retreat within a stone's throw of all the local village amenities of Newbold, and the town centre just beyond with excellent transport links.

Featuring stone surrounds to the front door reputedly from the Wingerworth Hall Estate together with a bay windowed frontage the property has exceptional character and kerb appeal, and also provides excellent potential for extension if desired to create additional bedrooms – subject to obtaining the necessary consents.

A viewing is essential to truly appreciate this stunning family home.





## The Accommodation

The property is entered via a well-proportioned and welcoming entrance hall, off which stairs rise to the first floor landing.

To the ground floor the property comprises of a large living room with feature fireplace, to the rear of which an extension provides an open-plan garden room with access into the rear garden. To the front of the property is a spacious dining room with a bay window. There is also a very-well-proportioned dining/ breakfast kitchen with a feature stone pillar, off which is a pantry extending under the stairs. Off the kitchen is a utility room with access to the rear garden, with a WC and access to the garage.

To the first floor are three bedrooms and the family bathroom; Bedroom One is a very large dual aspect double bedroom, with built-in storage and a sink unit. Bedroom Two provides a well-proportioned double bedroom again with dual-aspect with a feature bay window to the frontage. The third bedroom provides a good size third bedroom to the rear aspect, currently configured as a study. The spacious family bathroom comprises of a bath, separate walk-in shower and complimentary wash basin with vanity unit. There is also a separate toilet, and a linen/ storage cupboard off the landing.

The property offers exceptional opportunity to further extend at both ground floor and first floor level if desired, providing the possibility of adding a fourth bedroom and en-suite bathroom facility subject to obtaining the necessary consents.

## Outside

The property is set back from Highfield Lane beyond a low level stone wall, with a driveway providing off road parking and access to the single garage, and beautifully established and well stocked gardens providing a very attractive first impression.

To the rear of the property is a large pleasant patio area, beyond which is the principal lawn together with established flower beds and borders with an extensive variety of plants, shrubs, and mature trees, all beautifully landscaped to create a stunning garden ideal for entertaining and enjoying with the family. There is an additional area of patio down the garden benefitting from power points to make the most of the evening sun. To the rear of the garden is a summer house and a further seating area, providing a truly tranquil retreat to relax in or enjoy with family.





## Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Total gross internal floor area – 144.0 sq.m./ 1,550 sq.ft. approx.

Main House gross internal floor area – 126.8 sq.m./ 1,365 sq.ft. approx.

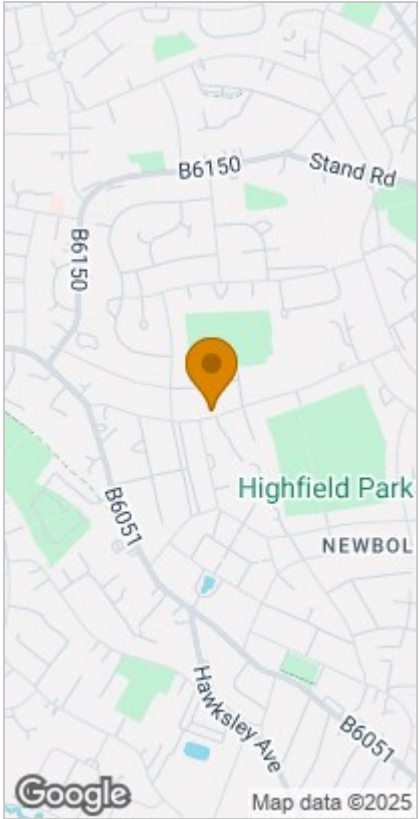
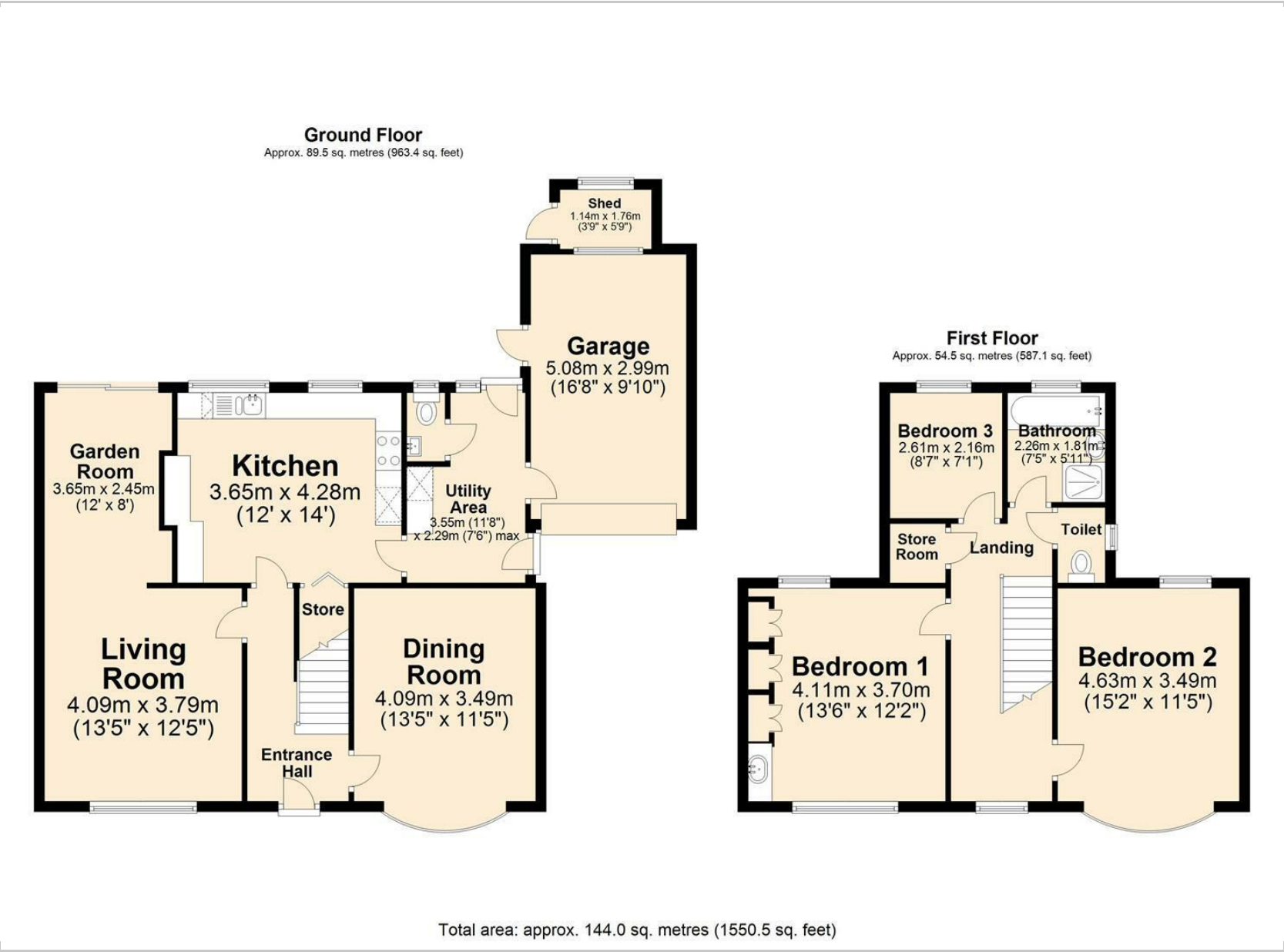
Garage and shed gross internal floor area – 17.20 sq.m./ 185 sq.ft. approx.

Council Tax Band – E – Chesterfield Borough Council

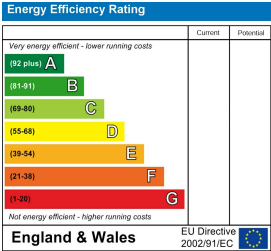
Tenure – We understand the property to be freehold, however the property is not yet of registered title, having not transacted for many years.

Parking – there is a driveway with a single garage.

EPC Rating – TBC.



Energy Performance Graph



**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.

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