

bothams ¹⁸⁷¹



2 Chatsworth Avenue, Chesterfield, S40 3JU

Offers In The Region Of £375,000





2 Chatsworth Avenue

Chesterfield, S40 3JU

- An attractive detached family home
- Private position with gated access and gardens to the side and rear
- Spacious and flexible accommodation with potential to extend (subject to consent)
- Situated in a highly desirable suburb of the town
- Driveway parking for several vehicles and large single garage
- Viewing Essential

An attractive detached family home situated in one of the town's most sought after locations, set within a well-proportioned plot providing well-presented and spacious accommodation throughout.

A viewing is essential to appreciate the accommodation on offer.



2 Chatsworth Avenue

This attractive detached family residence is set within a well-proportioned plot providing exceptional parking facility and wraparound gardens in one of the town's most desirable locations, within the catchment area for highly regarded schools. The home is well located for access to the town centre to the east, and the Peak District and beyond to the west.

The spacious accommodation provides an excellent degree of flexibility, the accommodation having been extended to the ground floor in the past, and providing excellent scope to further extend if required or desired to create additional bedrooms or living accommodation – subject to obtaining the necessary consents which we understand have been in place in the past.

A viewing is essential to truly appreciate this stunning family home and the potential on offer.

The Accommodation

The property is entered via a welcoming entrance hall, off which stairs rise to the first-floor landing and doors to the left and right provide access to the ground floor living accommodation.

To the ground floor the property comprises of a large bay-windowed living room with feature fireplace, to the rear of which is a conservatory providing a garden room overlooking and with access into the rear garden. There is also a well-proportioned kitchen diner with an excellent spacious layout ideally suited to modern family life. Off the kitchen is a utility area/ boot room beyond which is the downstairs WC facility, and with access to the rear garden.





To the first floor are three bedrooms, the principle bedroom having ensuite facilities, and the family bathroom; Bedroom One is a good size double bedroom with an array of built-in wardrobe storage and a delightful window seat, and off which is a large and luxurious ensuite bathroom with feature freestanding bath, large walk-in shower with rainfall head, and complementary WC and wash basin. Bedroom Two provides another well-proportioned double bedroom with a window to the front aspect, and Bedroom Three provides a good-size third bedroom to the rear aspect. The family bathroom comprises of a bath with shower over, and a modern white WC and matching wash basin.

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 subject to obtaining the necessary consents which we understand have been previously granted.

Outside

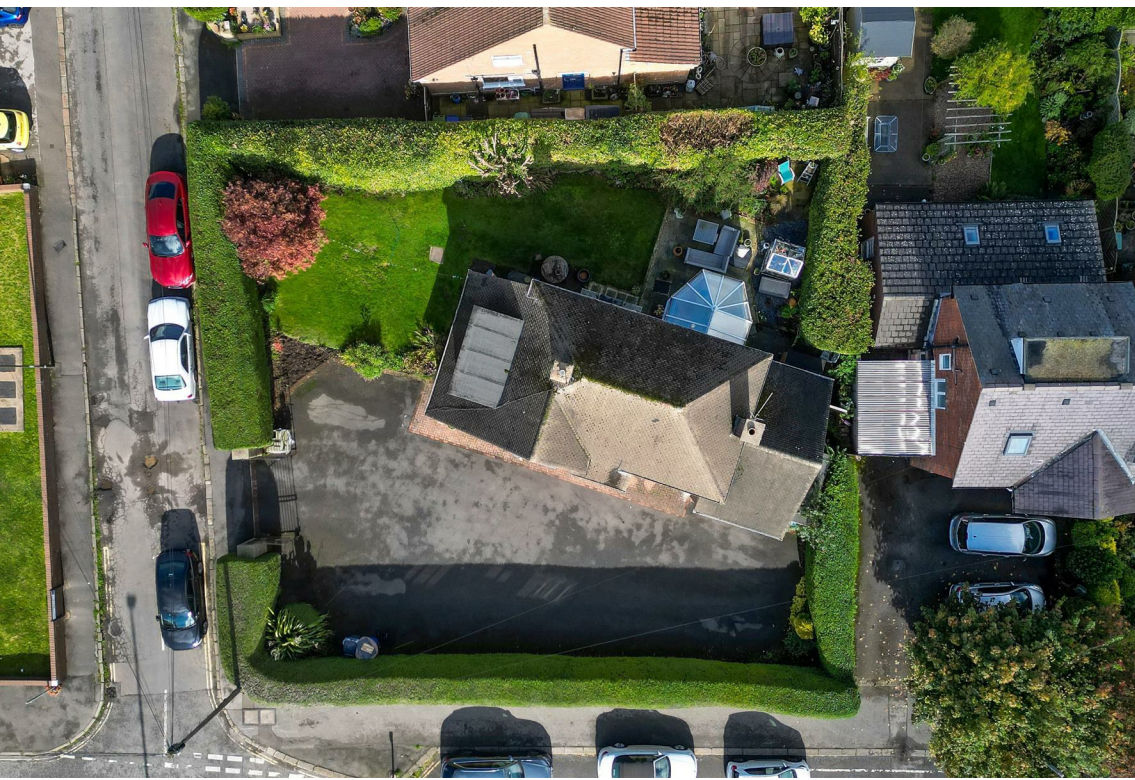
The property is set back on an angle from Chatsworth Avenue and Chatsworth Road with a substantial perimeter hedge over a low level stone wall and gated access from Chatsworth Avenue providing a private retreat.

The gates provide access to a large tarmac driveway providing parking for several vehicles, and excellent opportunity for motorhome or caravan storage. The driveway leads to a large single garage which benefits from power and light, with a personnel door to the rear, and storage within the roof space above. The garage is currently configured as a games room, with a drop down Scalextric track.

To the rear and side of the property is a well-proportioned and very private garden, which is principally laid to lawn together with established borders and planting with a variety of plants, shrubs, and mature trees, with a spacious patio to the rear of the conservatory area, all beautifully landscaped to create a garden ideal for entertaining and enjoying with the family.

The space around the property also ensures the option to extend if desired, subject to obtaining the relevant consents.





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.

Central heating and hot water is provided by a Glow-worm 24hxi boiler.

Total gross internal floor area – TBC sq.m./ TBC sq.ft. approx.

Council Tax Band – E – Chesterfield Borough Council

Tenure – We understand the property to be freehold under Title Reference DY145385

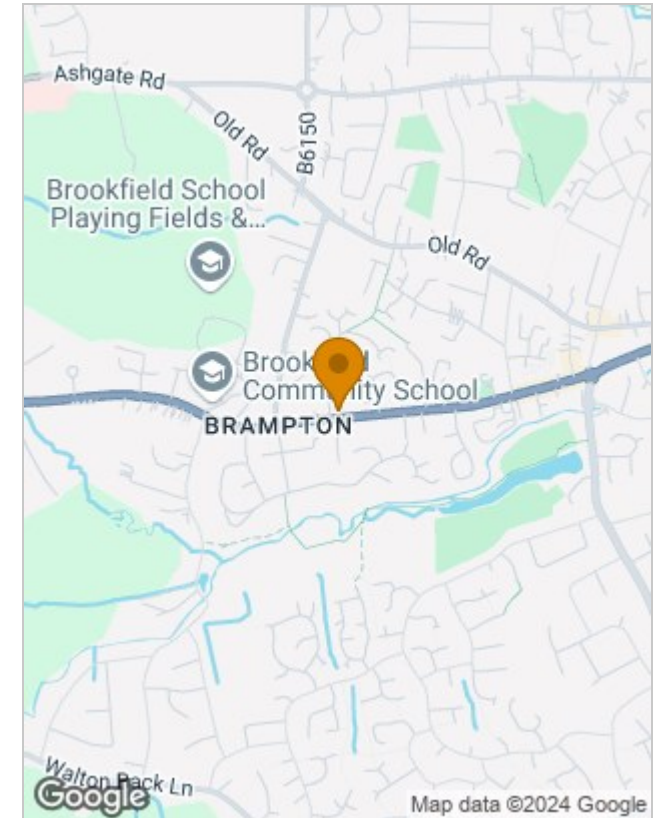
Parking – there is a driveway providing parking for many vehicles, leading to a large single garage.

EPC Rating – TBC.

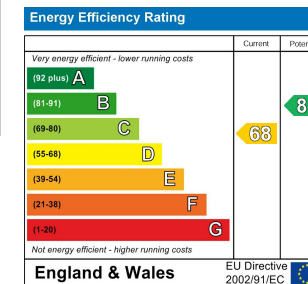
Floor Plans



Location Map



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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