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554 Chatsworth Road, Chesterfield, S40 3AY

Guide Price £450,000









# 554 Chatsworth Road

Chesterfield, S40 3AY

- Large detached house of character
- Five bedrooms and family bathroom
- Large plot extending to 0.26 acres approx.
- Excellent development opportunity (subject to consent)
- Two large reception rooms and a spacious kitchen diner
- Many original features including traditional cellars below providing additional accommodation
- Detached coach house to the rear
- No upward chain

+++GUIDE PRICE £450,000 - £475,000+++

A substantial traditional residence of exceptional character located in one of the most desirable suburbs to the west of Chesterfield, providing an increasingly rare opportunity to create your dream home within a plot of just over a quarter of an acre together with a coach house to the rear.

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



## 554 Chatsworth Road

554 Chatsworth Road is a substantial detached residence of character retaining many original features situated in the desirable suburb of Brampton, set back from the road within south facing gardens and grounds extending to circa 0.26 acres, yet within close proximity to the amenities of Brampton and the town centre to the east, and the Peak District National Park to the west.

The property provides spacious and flexible accommodation over four floors extending to 1,910 square feet, together with a detached coach house of 240 square feet to the rear of the property providing exceptional potential to create a work from home space, games room or bar/ summer house as desired – subject to obtaining the necessary consents.

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







### The Accommodation

The property is entered via the original front door with beautiful stained glasswork, some of which has been replaced but painstakingly matched in, opening into the grand and welcoming entrance hall.

To the ground floor are two large reception rooms providing for a sitting room/ lounge and formal dining room, with a dining kitchen to the rear. There are basement cellars below providing excellent additional storage facility, or the option to create further accommodation if desired and subject to building regulation approval.

To the first floor are four bedrooms; two very large double bedrooms, a further large double bedroom to the rear and a large single bedroom, together with the family bathroom.

To the second floor is a landing off which is another very large double bedroom.

The accommodation provides exceptional scope to reconfigure to create your ideal family home, to create more open plan space and en-suite bathroom facilities, together with the potential to extend if desired, subject to the necessary consents, to provide even more accommodation if required.

To the rear of the property is a detached coach house which has been used as a utility/ laundry facility in the past, but could be repurposed in a number of ways to create a home office/ work from home space, a games room or a bar/ leisure suite as desired or required. To the rear of the coach house is the base of a former greenhouse, which could be reinstated, or used as a basis to extend the coach house to provide further space or potentially a garage as required or desired, again subject to obtaining the necessary consents.

### Outside

The property is set back from the road behind a low level stone wall with established hedge above, providing an attractive approach and an excellent degree of privacy, with stone gateposts framing the driveway to create an entrance.

The driveway continues to the side of the property to the rear, with turning space and providing access to the garden beyond. The driveway is lined with established trees and shrubs which could be thinned down to provide a double width driveway, and there is ample space to build a garage if desired or required.

Directly to the rear of the house is a pleasant patio area which looks out over the garden, which is predominantly laid to lawn with established planting, trees and shrubs with a stone wall to the rear providing a private and tranquil retreat which enjoys the sun for much of the day being south facing. The garden widens to the rear behind the neighbouring properties 556 and 558 to create a very large rear garden ideal for entertaining or enjoying with the family.

The large plot provides rare and excellent scope to extend - if required - without impacting on the large gardens and grounds, subject to obtaining the necessary consents.

### Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows.

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

Total gross internal floor area – 200.00 sq.m./ 2151 sq.ft. approx.

Main House gross internal floor area – 179.00 sq.m./ 1,910 sq.ft. approx.

Coach House gross internal floor area – 22.00 sq.m./ 240 sq.ft. approx.

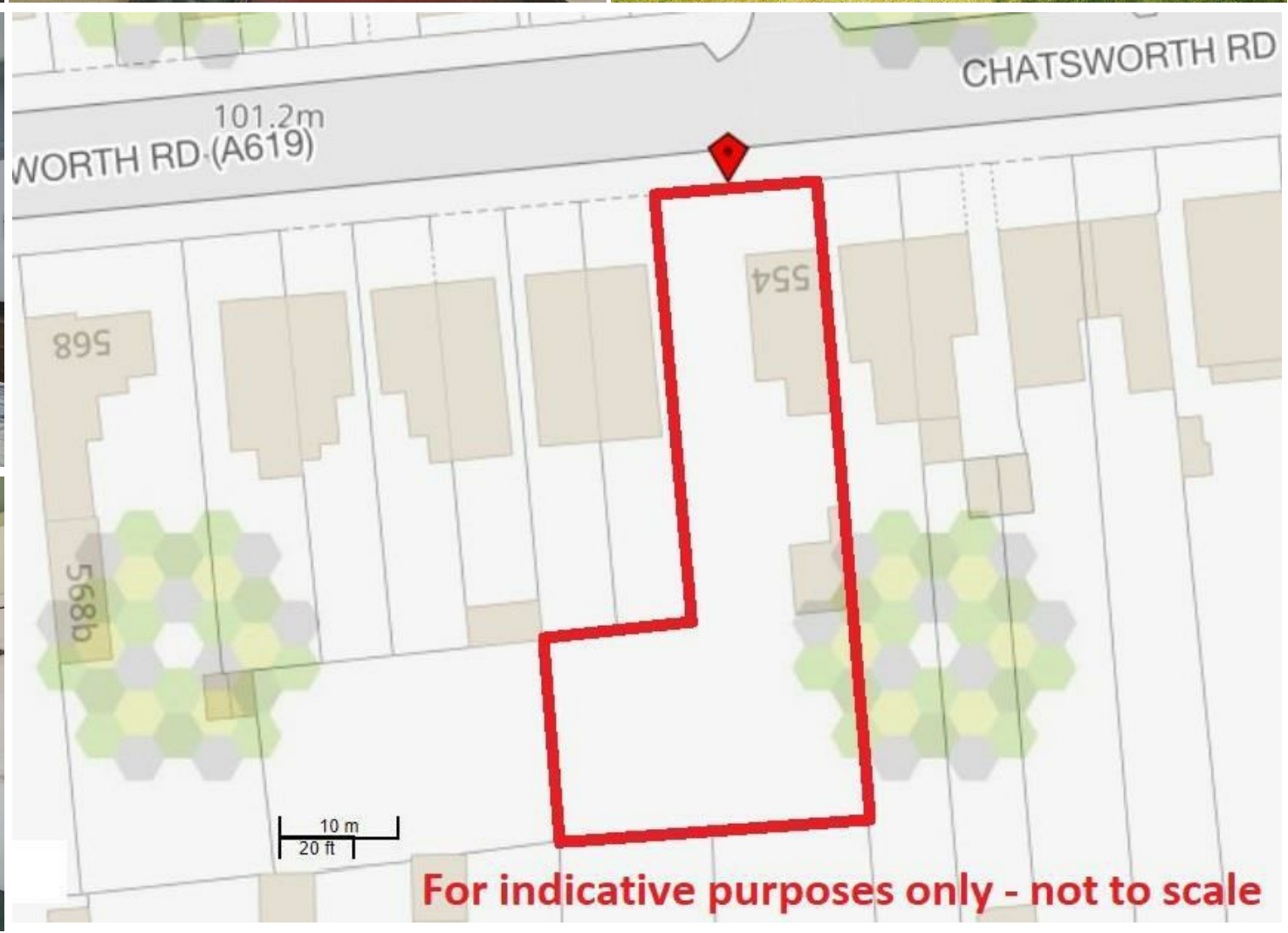
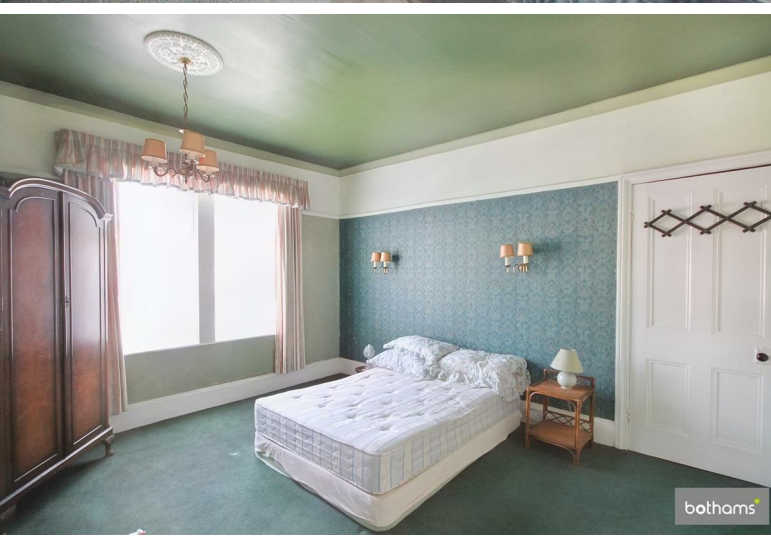
Council Tax Band – D – Chesterfield Borough Council

Tenure – We understand the property to be freehold under title reference DY74467

Parking – there is a driveway providing private off road parking.

EPC Rating – D.

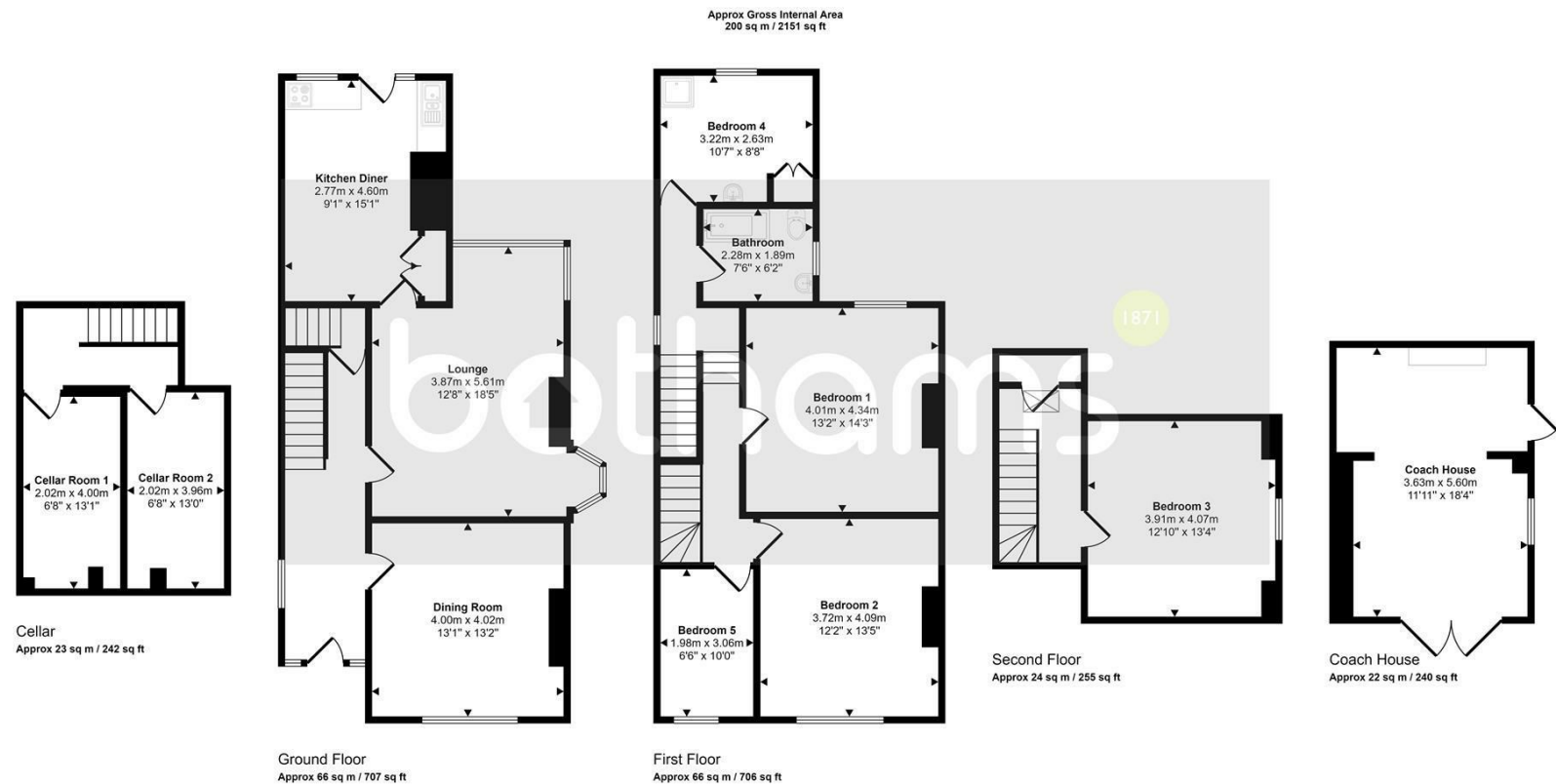




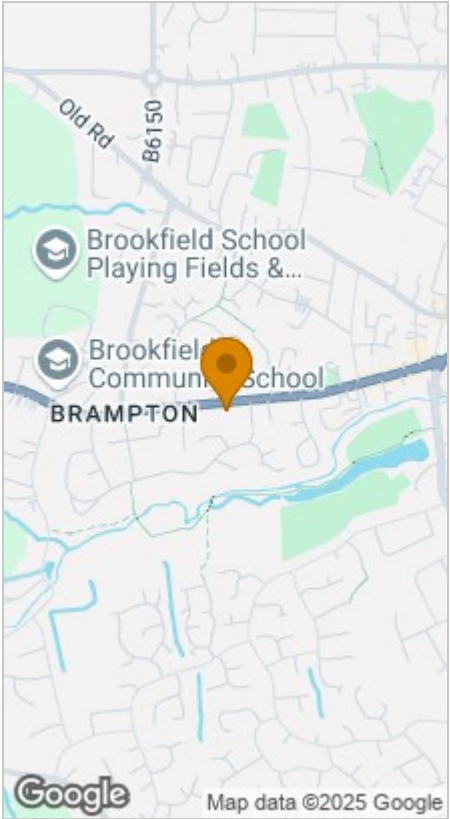


Floor Plans

Location Map



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**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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