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8 Cleveland Way, Chesterfield, S40 4QS

Guide Price £250,000



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8 Cleveland Way

Chesterfield, S40 4QS

- A stunning semi-detached family home
- Spacious and flexible accommodation
- Large south-west facing rear garden
- Situated in a highly sought-after suburb of the town
- Beautifully presented throughout
- Driveway parking for several vehicles

*** GUIDE PRICE £250,000 - £275,000 ***

A stunning semi-detached home in this desirable and sought-after location, with spacious and beautifully presented accommodation throughout all set within a well-proportioned plot.

A viewing is essential to appreciate the accommodation on offer.



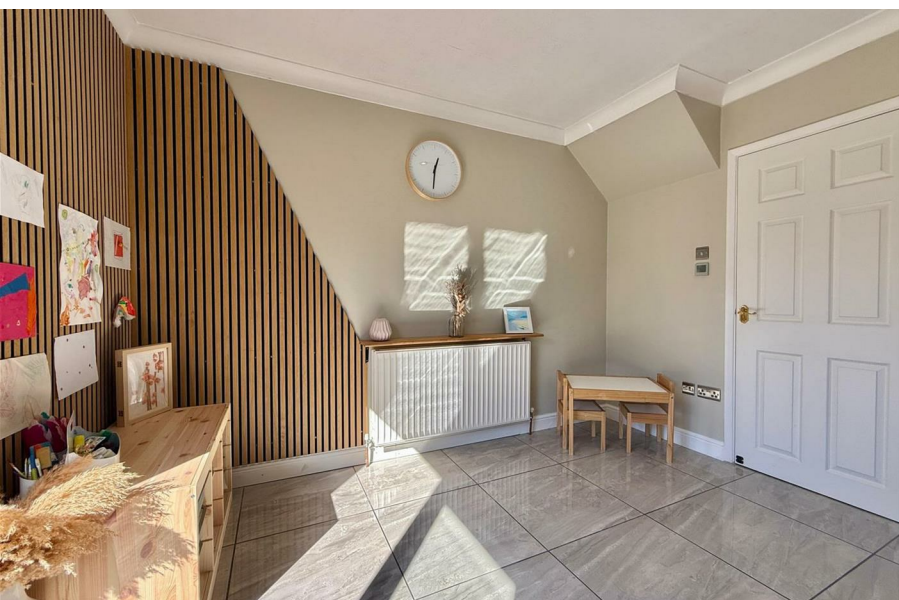
8 Cleveland Way

This most desirable family home is situated within a sought-after location, close to a wide variety of local amenities and the town centre, yet also close to the open countryside of the Peak District National park and beyond.

The property has been comprehensively refurbished and upgraded under current ownership to provide a stylish and contemporary family home, with flexible and spacious accommodation throughout.

A viewing is highly recommended to appreciate the accommodation on offer.





The Accommodation

The property is entered via a stylish composite door, which opens into the light and airy entrance hall providing a welcoming reception to the property. Stairs rise to the first floor below which is excellent storage space and access to the crawl space below the floor, and doors radiate to the ground floor accommodation. To the front of the property is a spacious sitting room, with a large window flooding the room with natural light, and a feature fireplace providing a beautiful focal point. To the rear of the property is a large kitchen/diner providing a stylish heart to the home, ideal for entertaining and providing a spacious family space with large patio doors opening into the delightful rear garden.

To the first floor are three bedrooms and the family bathroom; Bedroom One provides a very large double bedroom to the frontage, with Bedroom Two providing a second spacious double bedroom. Bedroom Three provides a very well-proportioned bedroom, currently configured as a home office ideally suited to working from home, but could easily provide a very spacious single bedroom if desired. The family bathroom has been refitted to an excellent standard by the current owners to provide a spacious and contemporary bathroom. Off the landing is an airing cupboard housing the hot water cylinder, and providing useful linen storage.

Outside

To the front of the property is a large tarmac driveway finished with block paved edging, with established planting and hedges providing an attractive approach to the property and parking for three vehicles.

The tarmac driveway continues to the side of the property, with gated access to the rear garden.

To the rear of the property is a very well proportioned and secure rear garden, with a highly desirable south-westerly rear aspect ensuring the sun for a large portion of the day. Directly to the rear of the property is a large decked area with excellent flow in and out of the kitchen diner, ideal for entertaining and enjoying with family, beyond which is a lawn area of garden. At the top of the garden is another area of decking, and a garden shed providing useful storage.

Material Information

The property is of conventional construction. Generally uPVC framed double glazed windows and doors, with a composite front door.

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 Micron conventional boiler together with a spray foam clad hot water cylinder.

Electric underfloor heating is installed in the kitchen/diner.

The property was fully rewired upon acquisition in 2017.

The loft is boarded providing excellent storage facility.

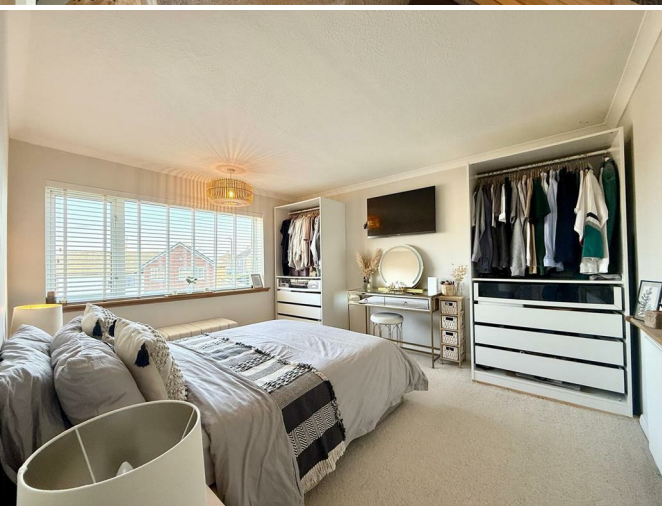
Total gross internal floor area – 90.5 sq.m./ 973.7 sq.ft. approx.

Council Tax Band – B – Chesterfield Borough Council.

Tenure – We understand the property to be freehold under Title Reference DY93309.

Parking – there is a driveway providing off road parking for three vehicles.

EPC Rating – Band D.



Floor Plans

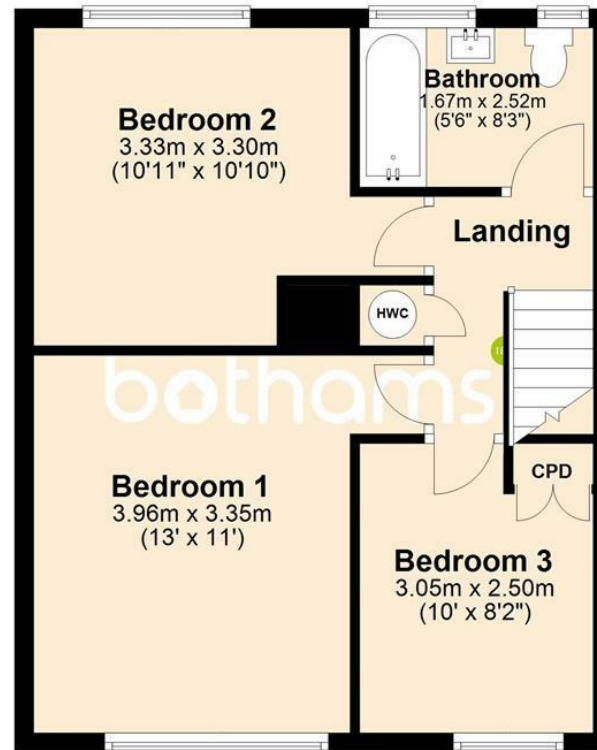
Ground Floor

Approx. 46.7 sq. metres (503.2 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)

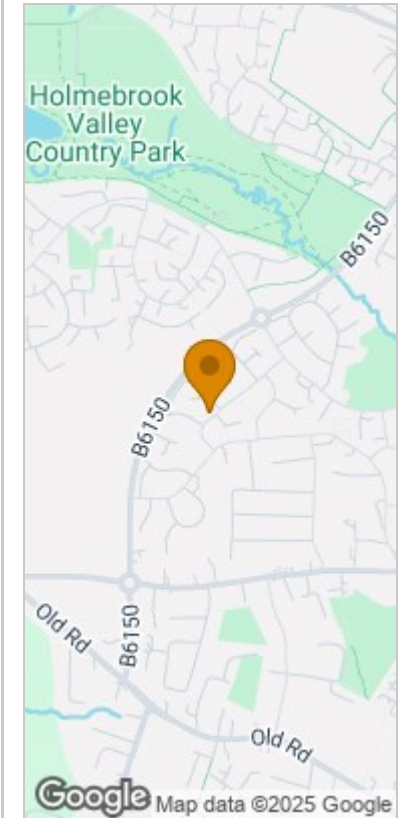


Total area: approx. 90.5 sq. metres (973.7 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.

8 Cleveland Way, Chesterfield

Location Map



Energy Performance Graph

8, Cleveland Way CHESTERFIELD S40 4QS		Energy rating D
Valid until 2 March 2027	Certificate number 8113-7027-1410-6322-5906	
Property type	Semi-detached house	
Total floor area	93 square metres	

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.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ
Tel: 01246 233121 Email: enquiries@bothams.co.uk <https://www.bothams.co.uk/>

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.