

bothams¹⁸⁷¹



22 Storrs Road, Chesterfield, S40 3PZ

Offers In The Region Of £250,000





22 Storrs Road

Chesterfield, S40 3PZ

- Traditional semi-detached home
- Large plot with gardens to the front and rear
- Spacious and flexible accommodation throughout
- NO CHAIN
- Situated in a highly desirable locality
- Driveway providing ample parking and space for a garage
- Excellent potential to extend (subject to consent)

Available with NO CHAIN is this traditional semi-detached family home of character situated in one of the most desirable suburbs of Chesterfield, providing spacious and flexible accommodation throughout and set within a generous plot with large gardens to the front and rear.

The property provides excellent potential to create your dream home - a viewing is essential to appreciate the accommodation on offer.



22 Storrs Road

A most attractive family home situated to the west of the market town of Chesterfield in the desirable suburb of Brampton, this semi-detached house is set back from Storrs Road within a very well-proportioned plot providing gardens and grounds to the front and rear.

The spacious accommodation provides an good degree of flexibility, with excellent scope to extend if required or desired to create additional bedrooms or living accommodation – subject to obtaining the necessary consents.

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





The Accommodation

The property is entered via a welcoming entrance hall via the original front door, off which stairs rise to the first-floor landing with useful storage below the stairs.

To the ground floor the property comprises of two well-proportioned reception rooms; a bay windowed reception room to the front with feature fireplace which could provide a sitting room or dining room, and a large reception room to the rear with doors opening out to the garden providing space for a dining/ living room as desired. Adjacent to the rear reception room is the well proportioned kitchen, with a good range of wall and base units finished with solid wood doors.

To the first floor are three bedrooms and the family bathroom all accessed off the landing; Bedroom One is a large double bedroom to the rear aspect with built-in storage, and Bedroom Two provides another well-proportioned double bedroom also with built in storage. Bedroom Three provides a good size third bedroom to the front aspect, and could easily be configured as a study for working from home if required. The family bathroom is of a good size and comprises of a bath and complimentary wash basin and WC, with a separate walk-in shower.

Development Opportunity

It would be possible, subject to the necessary consents and approvals to remove the wall between the rear reception room and the kitchen to provide a large open plan kitchen, living and dining room overlooking the delightful rear garden, or beyond this given the size of the plot to extend either on a single storey or two storey basis to the rear, subject to obtaining the necessary consents and permissions.

Outside

The property is set back from Storrs Road beyond an attractive low level stone wall, with a driveway providing off road parking for several vehicles and continuing beyond the side of the property to the rear garden where there would be ample space to construct a garage if required. The garden to the frontage provides 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 a variety of plants, shrubs, and mature to create a stunning garden with excellent potential for those with green fingers, ideal for entertaining and enjoying with the family.

There is an additional area at the top of the garden which provides space for a kitchen garden/ allotment space as desired or required. This space could alternatively be reconfigured to provide an excellent play area for a young family, a work from home space, or an area to accommodate a hot tub oasis.

Material Information

The property is of conventional construction.

Generally timber framed single glazed windows, with some replaced for uPVC double glazed units.

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

Total gross internal floor area – 86.9 sq.m./ 935 sq.ft. approx.

Council Tax Band – C – Chesterfield Borough Council.

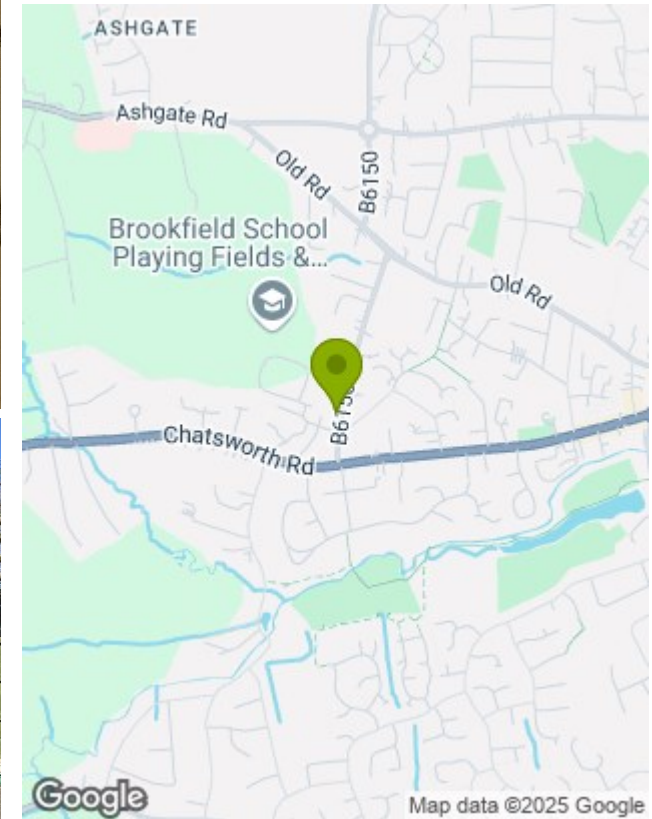
Tenure – We understand the property to be freehold under Title Reference DY217255.

Parking – there is a large driveway with space to construct a garage.

EPC Rating – TBC.



Location Map

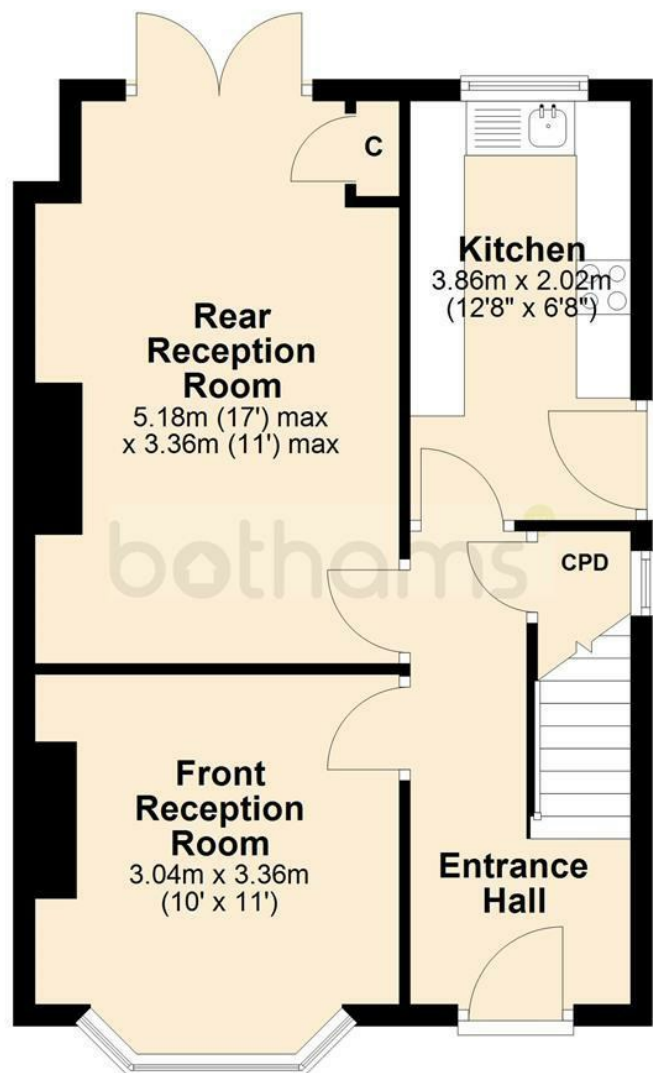


Energy Performance Graph



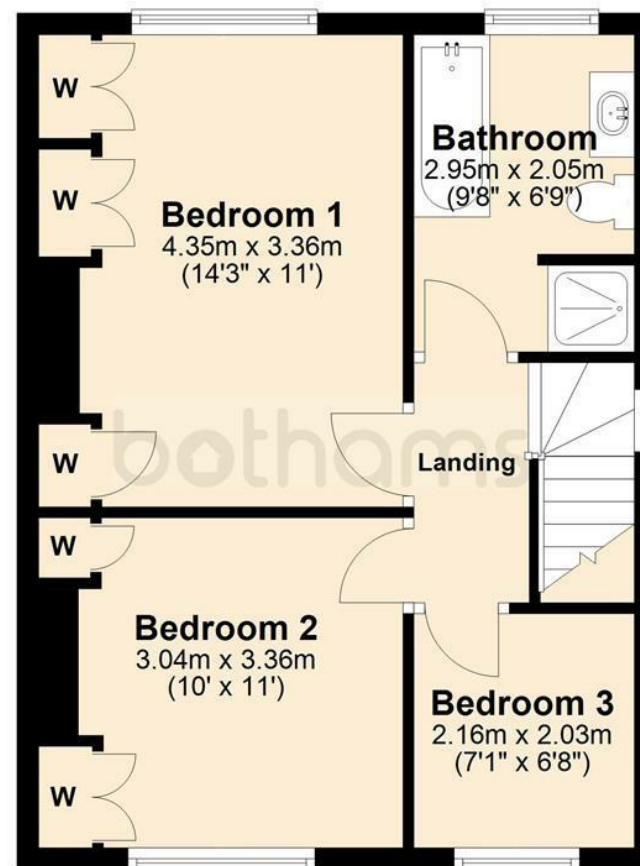
Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 86.9 sq. metres (935.1 sq. feet)

22 Storrs Road, Brampton

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/>

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