

bothams ¹⁸⁷¹



16 Glenfield Crescent, Chesterfield, S41 8SF

Offers In The Region Of £230,000





16 Glenfield Crescent

Chesterfield, S41 8SF

- An attractive semi-detached family home
- Beautifully presented throughout
- Stunning shower room finished to an excellent standard
- Well-proportioned gardens to the front and rear
- Situated in a highly desirable suburb of the town
- Large kitchen diner provides the heart of the home
- Driveway parking for several vehicles and large single garage/ workshop
- Convenient and accessible location

This attractive semi-detached family home has been fully modernised by the current owner providing a spacious and contemporary family home situated in a desirable location.

A viewing is essential to appreciate the accommodation on offer.



16 Glenfield Crescent

This attractive family home is set in the desirable suburb of Newbold, close to the town centre and a wide variety of amenities, with excellent transport and road links, yet in a quiet position on an almost cul-de-sac like crescent.

The spacious accommodation has been beautifully refurbished throughout during current ownership, providing a modern family home to be proud of. The size of the plot also allows excellent scope to extend if required or desired to create additional bedrooms or living accommodation – 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 welcoming entrance hall, off which stairs rise to the first-floor landing, to the side of which is a useful storage cupboard, and a door off provides access to the ground floor living accommodation.

To the ground floor the property comprises of a well-proportioned living room with feature fireplace to the front of the property, to the rear of which double doors open into the Kitchen/diner beyond.

A well-proportioned kitchen diner with patio doors opening to the rear garden, with a well fitted modern kitchen creating the heart of the home. The kitchen consists of a good range of wall and base units, with a peninsular unit providing space and plumbing for an automatic washing machine, built-in under counter fridge and under counter freezer and breakfast bar seating, together with a range of integrated appliances including a Bosch electric oven, a Russell Hobbs microwave, a Baumatic dishwasher and a Baumatic five ring gas hob with stylish extractor above, and large storage drawers below.

To the first floor are three bedrooms and the family shower room; Bedroom One is a good size double bedroom with ample space for circulation and storage, Bedroom Two provides another well-proportioned double bedroom with a window to the rear aspect, and Bedroom Three provides a good-size third bedroom to the front aspect. The family shower room has been beautifully fitted and provides a large walk-in shower finished with stylish grey tiles, with a remote start and rainfall shower head unit, together with contemporary wash-basin and WC fittings.

The property also offers opportunity to extend, either out to the side or rear, or into the loft space as some properties have within the vicinity, subject to obtaining the necessary consents.

Outside

The property is set back from Glenfield Crescent beyond a pleasant front garden creating an attractive approach, predominantly laid to lawn with some established planting. The block paved driveway continues to the side of the property providing parking for several vehicles, leading to a large single garage/ workshop which benefits from power and lights, currently with personnel door access.

To the rear of the property is a large paved patio area providing a tranquil area to enjoy, ideal for entertaining or enjoying with the family. Beyond the patio is a well-proportioned garden, predominantly laid to lawn and providing a private rear garden.

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 30cxi combination boiler.

Total gross internal floor area – 83.9sq.m./ 903 sq.ft. approx.

House gross internal floor area – 73.4sq.m./ 790 sq.ft. approx.

Garage gross internal floor area – 10.5sq.m./ 113 sq.ft. approx.

Council Tax Band – B – Chesterfield Borough Council.

Tenure – We understand the property to be freehold under Title Reference DY145003.

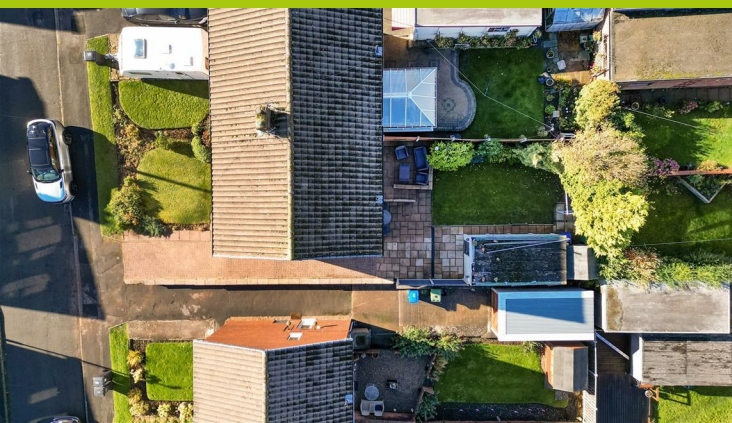
Parking – there is a driveway providing off road parking, leading to a single garage. The garage does not currently have vehicular access via a garage door, but has a personnel door providing access for storage.

EPC Rating – TBC (formerly Band C which has expired).





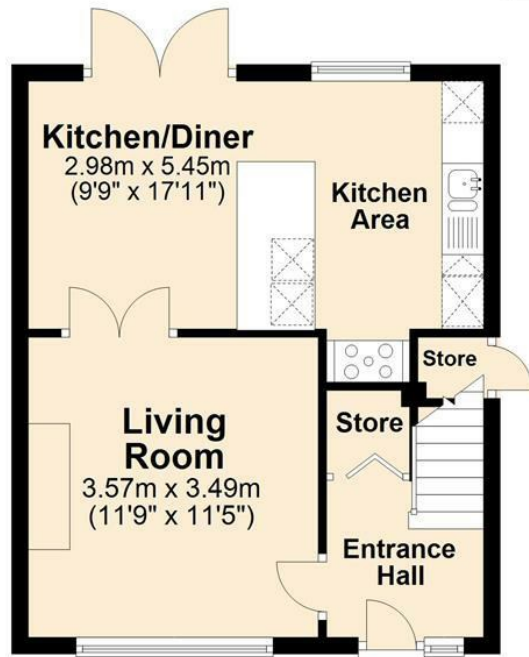
16 Glenfield Crescent, Newbold, Chesterfield, S41 8SF



Floor Plans

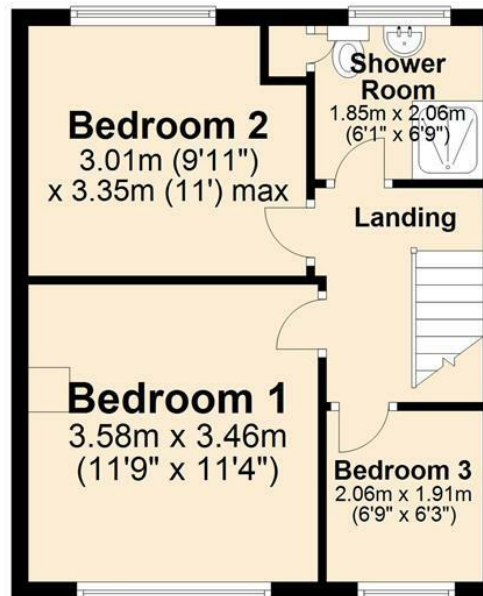
Ground Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



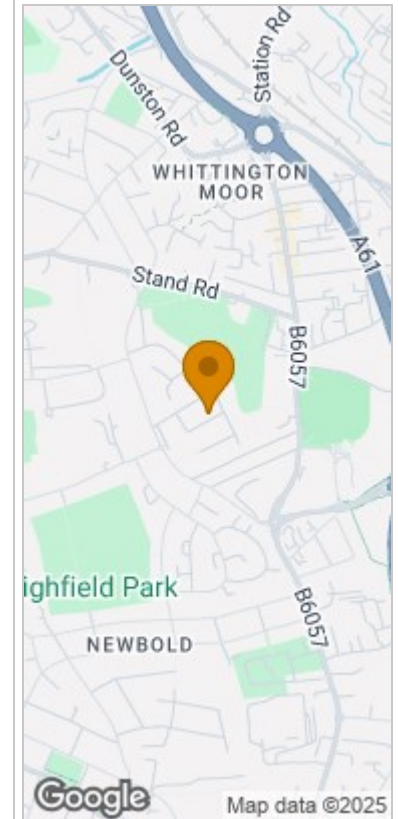
First Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 sq. feet)

Location Map



Energy Performance Graph

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

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.

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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