



Staunton Close, Chesterfield S40 2FE

welcome to

Staunton Close, Chesterfield

This Stunningly presented Four Bedroom Detached Stone Built Executive Family Home stands in an exclusive development off Derby Road and offers easy access to the town centre. Standing in an enviable sized plot and finished with a glass Sun Room. Early Viewing is essential to appreciate.



Entrance Hall

The beautiful accommodation of the home starts upon entrance of the hallway. Accessed by a Hormann composite door to the front elevation which is finished with side light triple glazed window panels. The hallway is laid with a complementary Karndean to the floor. Fitted with a feature wall mounted central heating radiator, the stairs of the home rise and turn to the first floor landing, whilst access is given to the cloakroom, lounge and kitchen.

Cloak Room

Featuring a modern white suite, with a shaped low flush w.c with concealed cistern and feature hand wash basin. A wall mounted heated towel rail and Karndean flooring, which continues from the hallway complete the room.

Lounge

13' 4" Max x 16' 9" Max (4.06m Max x 5.11m Max)

This well appointed lounge sits to the front of the home and features a bay window to the front elevation, fitted with complementary window shutters and again laid with Karndean to the floor. The room is finished with coving to the ceiling and two central heating radiators. Whilst the main focal point of the lounge is the brick fire place, featuring a remote control gas wood effect burner. Double doors open to give access to the dining room.

Dining Room

10' 8" x 8' 8" (3.25m x 2.64m)

Found to the rear of the home and accessed from both the kitchen and lounge. The room is again finished with a complementary Karndean to the floor and coving to the ceiling, whilst BI folding doors to the rear of the room open to the Sun Room.

Kitchen

19' 4" Max x 10' 4" Max (5.89m Max x 3.15m Max)

Sourced and fitted by Kitchen Craft, featuring a comprehensive range of shaker style wall, base and drawer units, with granite work surfaces and splash back uplifts over and an inset Belfast style porcelain sink. The working tops extend to offer breakfast bar

seating, whilst Neff appliances can be found throughout the kitchen to include; an electric fan assisted oven, and an electric oven and microwave combination with a separate warming drawer and electric induction hob, with feature splash back and extractor over. Finished with an integrated dish washer and wine cooler. The units have been designed to further incorporate a free standing American Fridge Freezer, an integrated automatic washing machine and dryer. The kitchen further features, a rear facing triple glazed window which over looks the gardens, spot lighting to the ceiling and a tall wall mounted central heating radiator. Finished with a beautiful porcelain tiled floor. An external Hormann composite door gives access to the gardens, whilst BI Folding doors from the kitchen open to the Sun Room, making this area the true hub of this family home.

Sun Room

21' 1" Max x 13' Max (6.43m Max x 3.96m Max)

A beautifully addition to the home and laid with a Porcelain tiled floor. This spacious sun room features two sets of BI folding doors from both the kitchen and dining room. Triple glazed windows to the sides, with fitted blinds and Velux style windows to the roof, offer natural light within. The room further features spot lighting to the ceiling, a central heating radiator and a feature tiled wall which complements a remote control gas log effect burner. Completing the room are external triple glazed BI Folding doors, again with fitted blinds, which open to the gardens, making this room the perfect place for entertaining.

Landing

The stairs of the home rise and turn from the entrance hallway to give access to this first floor landing. Offering access to the bedrooms and bathroom. The landing further features a front facing triple glazed window and the loft access hatch, with part boarding, electric and a fitted loft ladder.

Master Bedroom

13' 1" x 10' 7" (3.99m x 3.23m)

This master bedroom features two rear facing triple glazed windows, finished with complementary fitted

windows shutters and a central heating radiator under. Built in wardrobes can be found to one wall and access is given to the en-suite shower room.

Ensuite

This ensuite shower room, serving the Master Bedroom, features a white suite which offers, a low flush w.c with concealed cistern and hand wash basin both housed within vanity unit with a range of storage under. The suite is completed with a double walk in shower cubicle with a double head mains shower. Finished with spot lighting, a complementary tiling to the walls and a rear facing triple glazed window with fitted window shutters.

Bedroom Two

12' 8" x 12' (3.86m x 3.66m)

This second double bedroom again features built in wardrobes to one wall, a central heating radiator and a front facing triple glazed window, finished with complementary window shutters.

Bedroom Three

13' 8" x 10' 7" (4.17m x 3.23m)

This further well presented double bedroom of double aspect. Offers triple glazed windows with feature shutters to both the side and rear elevations. Finished with a central heating radiator.

Bedroom Four

11' x 8' 3" (3.35m x 2.51m)

Completing the bedrooms, this fourth bedroom offers a lovely place as a nursery and features a front facing triple glazed dormer window and a central heating radiator under.

Bathroom

This main bathroom of the home features; a modern four piece suite, with a free standing bath with water fall tap, a vanity hand wash basin and low flush w.c. The suite is completed with a walk in tiled double shower cubicle with double mains shower and feature LED lighting. Finished with a complementary half height tiling to the wall and tiling to the floor. Two wall

mounted chrome heated towel rails and a side facing triple glazed window with shutter blinds.

Outside & Exterior

To the front of the property is a laid to lawn garden finished with a pebbled border and a private driveway, providing off street parking for a number of vehicles, and providing access to the garage.

To the rear of the home are spacious enclosed gardens laid mainly to lawn with established bush and fence borders, fringed to one side by a natural brook which sits within the boundary. An open field beyond offers lovely open views and privacy to the home. Completing the gardens is an extensive patio, covered by security lighting, which can be accessed from the garden room of the home, offering the perfect place for alfresco dining and entertaining.

The garden further offers electrical outside sockets, whilst an electric car charging point can be found to the driveway.

Garage

Housing the boiler and fitted with an electric Hormann garage door to the front elevation, power and lighting.



view this property online williamhbrown.co.uk/Property/CSF103617



welcome to

Staunton Close, Chesterfield

- Beautifully Presented Four Bedroom Executive Home
- Standing in an Exclusive Development just outside the Town Centre
- Lounge, Kitchen, Dining Room & Cloakroom. Stunning Sun Room taking advantage of the gardens
- WiFi enabled central heating thermostat Alarm Keypad
- Triple Glazed throughout with Bespoke fitted window Shutters
- Master Bedroom with Ensuite, Three further bedrooms and Bathroom with Four piece suite
- Envious plot with gardens to the front and spacious gardens to the rear
- Electric Car Charging Point and CCTV security Cameras. Driveway for a number of Vehicles and Garage

Tenure: Freehold EPC Rating: C

offers over

£500,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CSF103617](https://www.williamhbrown.co.uk/Property/CSF103617)



Property Ref:
CSF103617 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)