



Cottam Drive, Barlborough Chesterfield S43 4WS

welcome to

Cottam Drive, Barlborough Chesterfield

Located in the popular residential location of Barlborough, is this stunning FIVE BEDROOM and three bathroom Detached Family Home. Offering Bi-Folding Doors to the well maintained rear gardens, a double garage and an ample driveway for multiple vehicles, this home is essential to view to appreciate.



Introduction

Situated in the heart of Barlborough, this exceptional five bedroomed detached residence, boasting generously proportioned living accomodation, beautiful landscaped gardens, ample driveway and double garage.

The impressive fitted kitchen/family room has been well thought out and designed with bifold doors to rear garden, seperate utility room and cloakroom. There is also a formal dining room, sizeable lounge and study.

From the welcoming entrance hall a spindle balastrade staircase leads to the first floor landing, providing access to the master bedroom with master en suite, bedroom two with en suite shower room, three further spacious bedrooms and family bathroom.

To the external is an extensive landscaped rear garden, incorporating mature plants and shrubs, driveway and double garage.

Barlborough is a sought-after suburb with a number of local shops/amenities close by. There are highly-regarded schools in the area, both state & independent for all ages. Transport links are excellent and it's an ideal location for those looking to commute to either Sheffield or Chesterfield, with easy access to the motorway network.

Entrance Hall

A front facing double glazed composite door opens to this entrance hallway. This hallway further offers a storage cupboard and two central heating radiators. Laid with complementary tiling to the floor. The stairs rise from this entrance hall to the first floor landing.

Cloakroom

Tiled flooring continues from the entrance hallway to this cloakroom, offering a low flush w.c and a hand wash basin. Completing this bathroom is a side facing double glazed window, and a central heating

radiator.

Study

8' 10" into Bay x 12' 3" (2.69m into Bay x 3.73m)
The study offers a lovely addition to the home, fitted with a beautiful front facing double glazed bay window. Completing this room is laminate flooring and a central heating radiator.

Lounge

17' 2" x 12' 3" (5.23m x 3.73m)
This beautifully appointed lounge can be found to the rear of the home and offers a side facing double glazed window and a gas fire with a decorative mantel piece. Completing this lounge is rear facing double glazed bi-fold doors giving access into the rear garden, and complementary laminate flooring throughout.

Dining Room

11' 3" Into Bay x 14' 9" (3.43m Into Bay x 4.50m)
Offering ample space for family dining, and sitting to the front of the home is this dining room, offering a beautiful double glazed bay window allowing for ample natural light to flood the spaces, and a central heating radiator.

Kitchen

16' 3" x 22' 1" (4.95m x 6.73m)
Fitted with wall, base and drawer wood units, and a 1 & 1/2 sink and drainer with a mixer tap. Whilst an electric oven can be found to the units, along with a gas hob over. Offering a built in dishwasher and space for a free standing fridge freezer. This kitchen further offers rear and side facing double glazed windows and rear facing double glazed French Patio doors offering access to the rear gardens. This kitchen further offers a skylight, two central heating radiators, and spots to the ceiling.

Landing

Stairs rise from the entrance hall to this first floor landing, which offers access to the bedrooms and bathrooms of the home. Further offering access to the loft access hatch, and an airing cupboard.

Master Bedroom

15' 1" x 14' 5" (4.60m x 4.39m)
Found to the front of the home this well presented spacious Master bedroom, offering a PVCu double glazed window to the front elevation allowing an abundance of natural light within the room, and a central heating radiator. Completing this room is laminate flooring, and the ensuite.

En Suite

This ensuite shower room, found from the master bedroom offers a three piece suite comprising of a low flush w.c and a vanity hand wash basin. Whilst this suite is completed with a walk in shower cubicle, with a rainfall shower over. This ensuite further features; full wall tiling, a side facing PVCu double glazed obscure window, a heated towel rail, and spot lighting to the ceiling.

Bedroom Two

10' x 12' 1" (3.05m x 3.68m)
This second double bedroom again offers contemporary decor and can be found to the rear of the home. Offering a rear facing PVCu double glazed window over looking the garden, this lovely bedroom is finished with built in wardrobes with mirrored doors, a central heating radiator and spots to the ceiling.

En Suite

This ensuite found from off the second double bedroom offers a three piece suite comprising of a low flush w.c and a hand wash basin. Whilst this suite is completed with a walk in shower cubicle, with a mains shower over, this ensuite further features; part wall tiling, a rear facing double glazed window and a central heating radiator.

Bedroom Three

14' 3" x 9' 10" (4.34m x 3.00m)
This beautiful third bedroom found to the front of the home offers a PVCu double glazed window to the front elevation, and a central heating radiator. Completing this bedroom is a storage cupboard and



view this property online williamhbrown.co.uk/Property/CSF100864



welcome to

Cottam Drive, Barlborough Chesterfield

- Council Tax Band: E
- 5 Bedroom Detached Home
- In the Popular Residential Area of Barlborough
- Lounge, Cloakroom, Dining Room, Study & Kitchen
- Five Bedrooms, & Three bathrooms

Tenure: Freehold EPC Rating: C

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CSF100864](https://www.williamhbrown.co.uk/Property/CSF100864)



Property Ref:
CSF100864 - 0004

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)