



**Meadow Close, Barlborough Chesterfield S43 4XB**



**welcome to**

**Meadow Close,Barlborough Chesterfield**

OUTSTANDING OPPORTUNITY to purchase a FIVE BEDROOM and THREE BATHROOM detached family home with NO UPWARD CHAIN situated in the popular residential area of Barlborough. Boasting Off Street Parking, integral Garage and a well-maintained landscaped rear Garden.



### Entrance Hall

A front facing composite door opens into the entrance hall which is fitted with a built in storage cupboard and a central heating radiator. Access is given to the ground floor living accommodation with steps leading down to the open plan dining area and a further staircase which rises to the first floor landing.

### Cloakroom

Fitted with a low flush w.c, pedestal hand wash basin with partial tiling to the walls, a central heating radiator and a PVCu double glazed window.

### Study

9' x 11' 2" ( 2.74m x 3.40m )

The Study is fitted with a front facing PVCu bay window and a central heating radiator and could be used as a potential play room or office area.

### Dining Room

15' 9" x 8' 10" ( 4.80m x 2.69m )

The Dining Room is accessed via the steps leading from the entrance hallway and fitted with a rear facing PVCu double glazed bay window and central heating radiator. Finished with a wood effect laminate flooring.

### Kitchen

18' x 10' 9" ( 5.49m x 3.28m )

This Sizeable Kitchen is fitted with wall base and drawer units with complimentary work surfaces. Offering an inset stainless steel sink and drainer with mixer tap and splashback tiling to the walls. An integrated double electric oven, dishwasher and fridge with an induction hob and concealed extractor fan above. The room also extends to offer space for a dining table. Completed with a central heating radiator and PVCu double glazed French doors which open to the rear garden.

### Utility

12' 1" x 4' 11" ( 3.68m x 1.50m )

An open archway from the kitchen opens into the utility room which is fitted with further wall and base

units with complimentary worksurfaces and inset stainless steel sink. There is splashback tiling to the walls, space for a fridge/freezer and plumbing for an automatic washing machine. Completed with a central heating radiator and a wall mounted boiler.

### Lounge

19' 1" x 12' 7" ( 5.82m x 3.84m )

The lounge is accessed via steps from the dining room which lead up into this well appointed lounge which features an inset electric fire and two central heating radiators. Completed with PVCu double glazed French doors opening into the conservatory.

### Conservatory

A brick and PVCu construction conservatory which offers a perfect further sitting room and is fitted with a central heating radiator and lighting. There is side and rear facing windows and French doors which open out to the garden.

### Landing

Stairs rise from the entrance hallway to give access to the first floor living accommodation with a built in airing cupboard which houses a storage cupboard, loft access hatch and a side facing PVCu double glazed window.

### Bedroom One

10' 7" x 16' 1" ( 3.23m x 4.90m )

Bedroom One is fitted with a front facing PVCu double glazed window and a central heating radiator.

### Dressing Area

8' 10" x 4' 10" ( 2.69m x 1.47m )

The dressing area is fitted with built in wardrobes and spotlights with access given to the en-suite.

### En-Suite

Fitted with a low flush w.c, wash hand basin and shower cubicle with mains shower, There is partial tiling to the walls, a central heating radiator and a side facing PVCu double glazed window.

### Bedroom Two

15' 9" x 12' 7" ( 4.80m x 3.84m )

A second double bedroom which is fitted with built in wardrobes, a central heating radiator and a rear facing PVCu double glazed window. Access given to the en-suite.

### En-Suite

Fitted with a low flush w.c, wash hand basin and shower cubicle with mains shower. There is a central heating radiator and a PVCu double glazed window.

### Bedroom Three

10' 7" x 11' 11" ( 3.23m x 3.63m )

A front facing double bedroom which is fitted with built in wardrobes, a central heating radiator and a PVCu double glazed window.

### Bedroom Four

13' 11" x 12' ( 4.24m x 3.66m )

A rear facing double bedroom which is fitted with a central heating radiator and a PVCu double glazed window.

### Bedroom Five

12' 2" x 9' 2" ( 3.71m x 2.79m )

A further rear facing double bedroom which is fitted with a central heating radiator and a PVCu double glazed window.

### Bathroom

The main bathroom is fitted with a low flush w.c, pedestal wash hand basin, paneled bath and shower cubicle with mains shower. There is partial tiling to the walls, a central heating radiator and a PVCu double glazed window.

### Outside & Exterior

To the front of the property is a driveway which offers off street parking and gives access to the garage. The Garage is an automatic up & over fitted with power and lighting. Also offering a well maintained shrubbery area with flower beds and mature trees. Whilst to the rear is a well maintained



**view this property online** [williamhbrown.co.uk/Property/CSF104156](http://williamhbrown.co.uk/Property/CSF104156)



**welcome to**

## **Meadow Close, Barlborough Chesterfield**

- Council Tax Band: E
- Five Bedroom Detached Family Home
- Lounge, Conservatory, Kitchen, Dining Room, Utility and Study
- Master Bedroom with Dressing Area and en-suite shower room
- Popular Residential Area of Barlborough with Excellent Transport Links

Tenure: Freehold EPC Rating: D

offers in the region of

**£435,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSF104156](http://williamhbrown.co.uk/Property/CSF104156)



Property Ref:  
CSF104156 - 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](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**