



Whittington Hill, Old Whittington CHESTERFIELD S41 9HJ

welcome to

Whittington Hill, Old Whittington CHESTERFIELD

This beautifully presented four-bedroom detached home offers spacious and versatile living areas, ideal for modern family life. With stylish interiors throughout, the property boasts a welcoming atmosphere, making it the perfect place to create lasting memories. A truly exceptional family home!



Downstairs W/C

The downstairs W/C is a compact yet functional space designed with practicality in mind. The tiled flooring, featuring a neat and modern finish, provides a durable and easy-to-maintain surface. A sink unit offers a space-efficient solution, complemented by a simple yet stylish toilet unit.

Study Room

5' 1" x 11' 4" (1.55m x 3.45m)

The study room is a practical space with tiled flooring for durability and easy upkeep.

Lounge

13' 10" x 16' 1" (4.22m x 4.90m)

The lounge is a welcoming and versatile space with a spacious and airy feel, thanks to its dual aspect windows that allow natural light to flood the room from multiple angles. The centrepiece is a timeless marble fireplace, adding a touch of elegance and warmth to the overall design. With ample room for seating arrangements, the layout provides a comfortable area for relaxation or entertaining guests.

Dining Room

15' x 16' 4" (4.57m x 4.98m)

The dining room is an inviting and versatile space designed for both casual and formal meals. Its solid oak flooring adds warmth and sophistication while being durable and easy to maintain. The feature fireplace serves as an elegant focal point, enhancing the room's charm and ambiance. Positioned at the front of the property, the room benefits from natural light and views, making it an ideal setting for gatherings and shared moments.

Kitchen

13' 10" x 14' 1" (4.22m x 4.29m)

The kitchen is a beautifully crafted space featuring custom-fit, handmade oak cabinetry and green sandstone that exudes timeless charm and durability. At its center, a spacious kitchen island with luxurious marble countertops offers both functionality and sophistication, serving as a focal point for meal

preparation and social gatherings. Modern appliances, including a fridge freezer and dishwasher, are integrated to enhance convenience while maintaining the elegant design of the room.

Utility Room

9' 4" x 9' 4" (2.84m x 2.84m)

The utility room is a practical and efficient space designed to handle everyday household tasks. It features durable tiled flooring, ensuring easy maintenance and functionality. Positioned at the rear of the property, it offers privacy and accessibility. Ample storage cupboards provide organised solutions for keeping essentials neatly tucked away, making this room a valuable addition to the home.

Stairs And Landing

The stairs and landing feature a striking solid mahogany staircase that serves as a standout element of the home. The rich, warm tones of the mahogany bring a sense of elegance and timeless craftsmanship to the space. The landing connects various parts of the home seamlessly, offering ample space and versatility, while maintaining the refined aesthetic introduced by the staircase. The overall design creates a welcoming and polished transition between levels.

Master Bedroom

15' 1" x 12' 10" (4.60m x 3.91m)

The master bedroom is a spacious and comfortable retreat, featuring solid oak flooring that combines durability with a sleek and modern look. Positioned at the front of the property, the room benefits from ample natural light and views from the front and the side, creating a bright and welcoming atmosphere. An attached en-suite enhances convenience and privacy, offering fully tiled walls and floors for a polished finish. The en-suite is equipped with a toilet, sink, and a walk-in shower, ensuring functionality while maintaining a contemporary aesthetic.

Bedroom Two

13' 9" x 13' 9" (4.19m x 4.19m)

The bedroom is a bright and versatile space,

enhanced by its front positioning, which allows natural light to pour in. The solid oak flooring adds a touch of warmth and sophistication, combining timeless style with practicality. With its adaptable layout, the room is well-suited for creating a comfortable and personalised retreat.

Bedroom Three

9' 5" x 15' 1" (2.87m x 4.60m)

The bedroom is a cozy and modern space, featuring solid oak flooring that offers both style and practicality. Underfloor heating enhances comfort, ensuring a warm and inviting atmosphere year-round. Positioned at the rear of the property, the room provides privacy and a serene environment, making it ideal for relaxation and rest. Its layout is adaptable to suit a variety of furnishing styles and preferences.

Bedroom Four

8' 5" x 13' 9" (2.57m x 4.19m)

The bedroom is a well-appointed space with solid oak flooring, offering both practicality and modern appeal. Positioned on the side of the property, it enjoys a tranquil atmosphere and natural light from its window. The layout provides flexibility, making it easy to personalise and create a comfortable retreat suited to individual needs.

Bathroom

The bathroom is a thoughtfully designed space, featuring tiled flooring and partially tiled walls that combine practicality with a sleek and modern look. Positioned at the rear of the property, it provides privacy and a tranquil atmosphere. The centrepiece is a luxurious freestanding bath, complemented by a convenient walk-in shower, offering both relaxation and functionality. The room's layout ensures a balance of style and comfort.

Loft Space

60% boarded out.

Outside Exterior

The rear garden is a charming and multi-functional



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welcome to

Whittington Hill, Old Whittington CHESTERFIELD

- Council Tax Band D.
- Four Bedroom Detached Home.
- Spacious and Modern Living with Underfloor Heating Throughout.
- Hand Made Custom Fit Oak Kitchen with Marble Island.
- Master Bedroom with En-Suite.

Tenure: Freehold EPC Rating: C

offers in the region of

£449,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF104493 - 0005

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