



**Old Pheasant Court, Chesterfield S40 3GY**



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## **Old Pheasant Court, Chesterfield**

This FIVE BEDROOM detached home in Brookside's sought-after cul-de-sac offers three floors of well-planned living. Close to Chatsworth Road's amenities and top schools, with enclosed rear gardens, a double driveway, and a garage—combining comfort and convenience.



### Entrance Hall

Access to this lovely home is given from the front elevation of the property, through a composite door that opens into this hallway. Laid with a wood effect laminate floor and fitted with a central heating radiator. Access is given to the lounge, kitchen diner and downstairs cloak room. Whilst the stairs of the home can also be found, which rise to give access to the first-floor landing and offer a built-in storage cupboard under.

### Lounge

17' 6" Max x 10' 3" Max (5.33m Max x 3.12m Max)

This well-appointed lounge sits to the front of the home. Again, laid with a wood effect Oak flooring and fitted with a central heating radiator. A PVCu double glazed window to the front elevation allows an abundance of natural light within, which is complemented by the natural light given from the open access of the Garden room, to which the lounge opens to.

### Dining Room

13' 10" Max x 8' 10" Max (4.22m Max x 2.69m Max)

A beautiful addition to this spacious family home. This dining room offers the perfect space for family dining and entertaining. Offering four windows to the rear elevation and finished with an Oak effect flooring which continues from the lounge. The glazed Apex roof makes this room light and airy. The room further provides open access to the kitchen, whilst an external composite door gives access to the gardens.

### Kitchen/ Breakfast Room

23' 7" Max x 8' 4" Max (7.19m Max x 2.54m Max)

This double aspect modern breakfast kitchen is fitted with a good range of shaker style wall, base and drawer units with complementary wood effect work surfaces and an inset stainless steel 1 & 1/2 bowl, sink and drainer with mixer tap. A built-in electric oven and grill can also be found within the units, whilst a gas hob sits to the work surfaces and offers a chimney style extractor hood over. Completing the appliances is an integrated fridge freezer, and space and plumbing for an automatic washing machine and dishwasher. The walls of the kitchen are finished with a complementary splash back tiling and a rear facing PVCu double glazed window overlooks the garden. Finished with a complementary Oak effect flooring and spot lighting to the ceiling. This lovely room extends to the front of the home, making this the perfect place for relaxing or dining and where a central heating radiator and a front facing PVCu double glazed window can be found.

### Cloakroom

This cloakroom found off the entrance hallway offers a low flush w.c, a pedestal hand wash basin with tiled splash back and a rear facing PVCu double glazed window. Whilst an Oak effect flooring continues from the hallway.

### Landing

Stairs rise to this first floor landing, which offers PVCu double glazed windows to both the front and rear elevations. This landing provides access to the Master en suite bedroom, bedrooms two, three and the main bathroom of the home. Whilst a built-in airing cupboard houses the boiler, and a further staircase rises to the second-floor landing.

### Master Bedroom

12' 7" Max x 10' 3" Max (3.84m Max x 3.12m Max)

This well-appointed front facing Master Bedroom can be found to the front of the home and is fitted with a PVCu double glazed window and a central heating radiator. Completing the room is access to the En Suite shower room.

### Ensuite

Serving the Master Bedroom and fitted with a white suite comprising of a low flush w.c, a pedestal hand wash basin and walk in tiled shower cubicle with mains shower. A half height tiling can be found to the walls, whilst further features include spotlighting to the ceiling, extractor fan, electric shaving point, a central heating radiator and a rear facing PVCu double glazed window.

### Bedroom Two

10' 9" Max x 9' 6" Max (3.28m Max x 2.90m Max)

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



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### **Bedroom Three**

7' Max x 8' 4" Max (2.13m Max x 2.54m Max)

Completing the bedrooms to the first floor and currently in use as a study. This second front facing bedroom, offers a PVCu double glazed window and a central heating radiator.

### **Bathroom**

This first floor modern bathroom serves bedrooms two and three and offers a four-piece suite comprising of a low flush w.c, a pedestal hand wash basin, and a panelled bath. Whilst a walk-in tiled shower enclosure with mains shower completes the suite. The bathroom is finished with a complementary half height tiling to the walls, spot lighting to the ceiling, a central heating radiator, extractor fan, electric shaver point, and a rear facing PVCu double glazed obscure window.

### **Second Floor Landing**

Stairs rise from the first floor to this second-floor landing, which is fitted with a rear facing Velux style window and provides access to bedrooms four, five and the Shower room.

### **Bedroom Four**

11' 10" Max into Window x 10' 3" Max (3.61m Max into Window x 3.12m Max)

Sitting to the front of the home of the second floor and fitted with a feature walk in PVCu double glazed window. This bedroom further offers a central heating radiator, a built-in storage cupboard and the loft access hatch.

### **Bedroom Five**

14' 7" Max into Window x 11' 6" Max (4.45m Max into Window x 3.51m Max)

Completing the bedrooms and again found to the second floor. Bedroom five again features a front facing PVCu double-glazed walk-in feature window and a central heating radiator.

### **Shower Room**

Serving bedrooms four and five. This second-floor shower room offers a three-piece suite comprising of a low flush w.c and a pedestal hand wash basin. Completing the suite is a tiled walk-in shower cubicle, whilst further features include a half height tiling to the walls, a rear facing Velux style window, extractor fan and a central heating radiator.

### **Outside Exterior**

This property stands in a lovely Cul De Sac position on Old Pheasant Court. Offering established bush borders and laid to lawn gardens to the front, an open pathway provides access to the entrance of the home.

A driveway to the rear of the home offers off street parking for two vehicles and provides access to the detached garage, whilst a courtesy gate opens to the rear gardens. Which are enclosed by a wall boundary, with complementary fence panels. The gardens are laid with a synthetic lawn for ease and offer a lovely place for outside seating. Finished with planted borders.

### **Garage**

This detached garage sits to the rear of the home and offers an up and over door, power and lighting and is completed with loft space above for storage.

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## **Old Pheasant Court, Chesterfield**

- Five Bedroom Three Story Detached Family Home
- Located in the much sought after suburb of Brookside in a Cul De Sac Position
- Within Close Proximity of Highly regarded schools, to include Walton Holymoorside Primary & Brookfield Secondary along with Bus route for Mount St Marys, St Mary's & Lady Manners
- Lounge, Garden Room, Modern Kitchen Diner/Relax & Cloakroom
- Three First Floor Bedrooms, with Master En Suite & Modern Bathroom with Four-piece suite

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees



Please note the marker reflects the postcode not the actual property

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