



# RE/MAX

## PROPERTY HUB



**2A Seymour Lane, Chesterfield, S43 3DA**

**£3,000 Per month**

**\*\*\*STUNNING LARGE 5/6 BED DETACHED HOUSE\*\*\* \*\*\*HEATED SWIMMING/PLUNGE POOL\*\*\* \*\*\*SEPARATE OFFICE/ANNEXE\*\*\* \*\*\*TRIPLE GARAGE\*\*\* This superb property is set on a SOUTH FACING, private plot with easy access to J30 of the M1. This is a truly individual family home we know Tenants will fall in love with! There is a grand entrance which is set to impress, with split stairs leading to the galleried landing. The accommodation is very versatile with three reception rooms, a heated SWIMMING/PLUNGE POOL with swim against counter current and Jacuzzi. A stylish breakfast kitchen leads to the conservatory with fantastic views, an ideal place to relax! There are four double bedrooms with a regal master suite including a dressing room/bedroom 5 and an en-suite with spa shower. Imagine unwinding on the spacious balcony, taking in the scenery! Above the triple garage is an annexe with kitchen and bathroom facilities and a private entrance! Contact RE/MAX to arrange a viewing on this unique family home!**

EPC Rating - C, Council Tax Band - F



## Ground Floor

Comprising of:

### Entrance Hall

As you walk through the front entrance door, you really feel a sense of grandeur and are greeted by a spacious room with a solid oak staircase leading up to a galleried landing. There are two floor to ceiling windows overlooking the front garden, double doors leading through to the lounge, spotlights and two radiators. There is also a good size, useful under stairs storage cupboard.

### Downstairs WC

Well fitted with a modern white two piece suite comprising of a low level flush wc and pedestal wash hand basin. Complementary tiled splash backs, extractor fan and laminate flooring.

### Lounge

A superbly spacious reception room, with a stunning focal point, a solid marble fireplace and hearth, housing an electric fire. The chimney could be utilised to accommodate a log burner if desired. Patio doors open onto the front garden, there are two windows to the side elevation and two radiators.

### Sitting Room

A nicely proportioned second reception room, with Patio doors and complementary windows to the front elevation. Could be used as an additional bedroom if needed, with easy access to the ground floor shower room.

### Inner Hall

Having a window to the front elevation, laminate flooring and a radiator.

### Porch

Having doors leading to the front and rear gardens, a door to the triple garage, laminate flooring and a radiator.

### Shower Room

Well fitted with a modern white four piece suite comprising of a low level flush wc, bidet, wash hand basin and fully tiled double shower cubicle. Extractor fan, window to the side elevation and a radiator.

### Indoor Swimming/Plunge Pool

This fabulous, fully automatic indoor heated swimming/plunge pool has a swim against counter current, Jacuzzi and electric roller cover. With tiled flooring, a radiator, two floor to ceiling windows to the side elevation, a floor to ceiling window overlooking the dining room, and Patio doors with complementary windows overlooking the rear garden.

### Dining Room

The pleasant formal dining room has double doors leading to the main entrance hall, an ideal space to

gather as a family or entertain guests. There is a floor to ceiling window overlooking the plunge/swimming pool, a window to the rear elevation and a radiator.

### Kitchen

Well fitted with an extensive range of modern units comprising of matching wall and base storage cupboards with complementary work surfaces above incorporating a one and a half sink with single drainer and stainless steel mixer tap. Complementary fully tiled walls, Range cooker with six ring gas hob and stainless steel splash back with cooker hood above. American style freestanding fridge/freezer, dishwasher, washing machine and tumble dryer. Breakfast bar, laminate flooring, spotlights and a rear entrance door. Door leading to the dining room, window to the rear elevation and a radiator.

### Conservatory

An ideal space for entertaining and relaxing, with superb views to the side of the property. Having windows to the sides and rear elevations, Patio doors to the rear leading out into the garden, roof window, laminate flooring and two radiators.

### First Floor

Comprising of:

#### Galleried Landing

This stunning landing is a sight to behold! Having a solid oak staircase which leads up onto the landing from two sides. A great space, you can walk all the way round, and access the balcony through a front entrance door with arch window above. Spotlights, and two radiators.

#### Balcony

This property really has it all! An impressive balcony overlooks the front of the property and has superb far reaching views. You can just imagine relaxing with a morning coffee, or a chilled beverage in the evening taking in the gorgeous sights surrounding you. The balcony has a double power socket.

#### Master Bedroom

A stately master suite, this regal bedroom has a window to the front elevation with superb views, and remote controlled black out blinds. There are doors leading into the ensuite shower room and dressing room.

#### Dressing Room/Bedroom Five

The original door leading from the landing could be re-utilised making this a potential fifth bedroom, it has just been plastered over to make this into a Kingly dressing room. A versatile space it would also make a fantastic nursery for a family with a young child. Having a window to the rear elevation and a radiator.

### Master Ensuite Shower Room

This majestic ensuite shower room is well fitted with a modern white three piece suite comprising of a low level flush wc, a wash hand basin set in a vanity unit, and a spa shower cubicle with a bluetooth radio. Complementary partially tiled walls, a window to the side elevation and a radiator.

### Bedroom Two

A generously proportioned second bedroom, having a window to the front elevation and a radiator. Arch to:

### Ensuite Shower Room

Well fitted with a modern white three piece suite comprising of a low level flush wc, pedestal wash hand basin and a fully tiled shower cubicle. Co-ordinating tiled splash backs, and an extractor fan.

### Bedroom Three

A third double bedroom, having a useful storage cupboard with clothes rail. Window to the rear elevation and a radiator.

### Bedroom Four

This double room has a door leading to the family bathroom, a window to the rear elevation and a radiator.

### Family Bathroom

This regal family bathroom is beautifully fitted with a modern white four piece suite comprising of a low level flush wc, pedestal wash hand basin, fully tiled corner shower cubicle and a freestanding bath with shower attachment. Co-ordinating tiled splash backs, laminate flooring, extractor fan and a radiator.

### Triple Garage

A fabulous triple garage, having three separately operated electric doors. There is light and power, and two wall mounted central heating boilers.

### Granny Flat/Office

The office/flat has completely separate access to the house, and has a fully equipped bathroom and kitchen. There is a window to the front and two Velux windows to the side elevations, laminate flooring and two radiators.

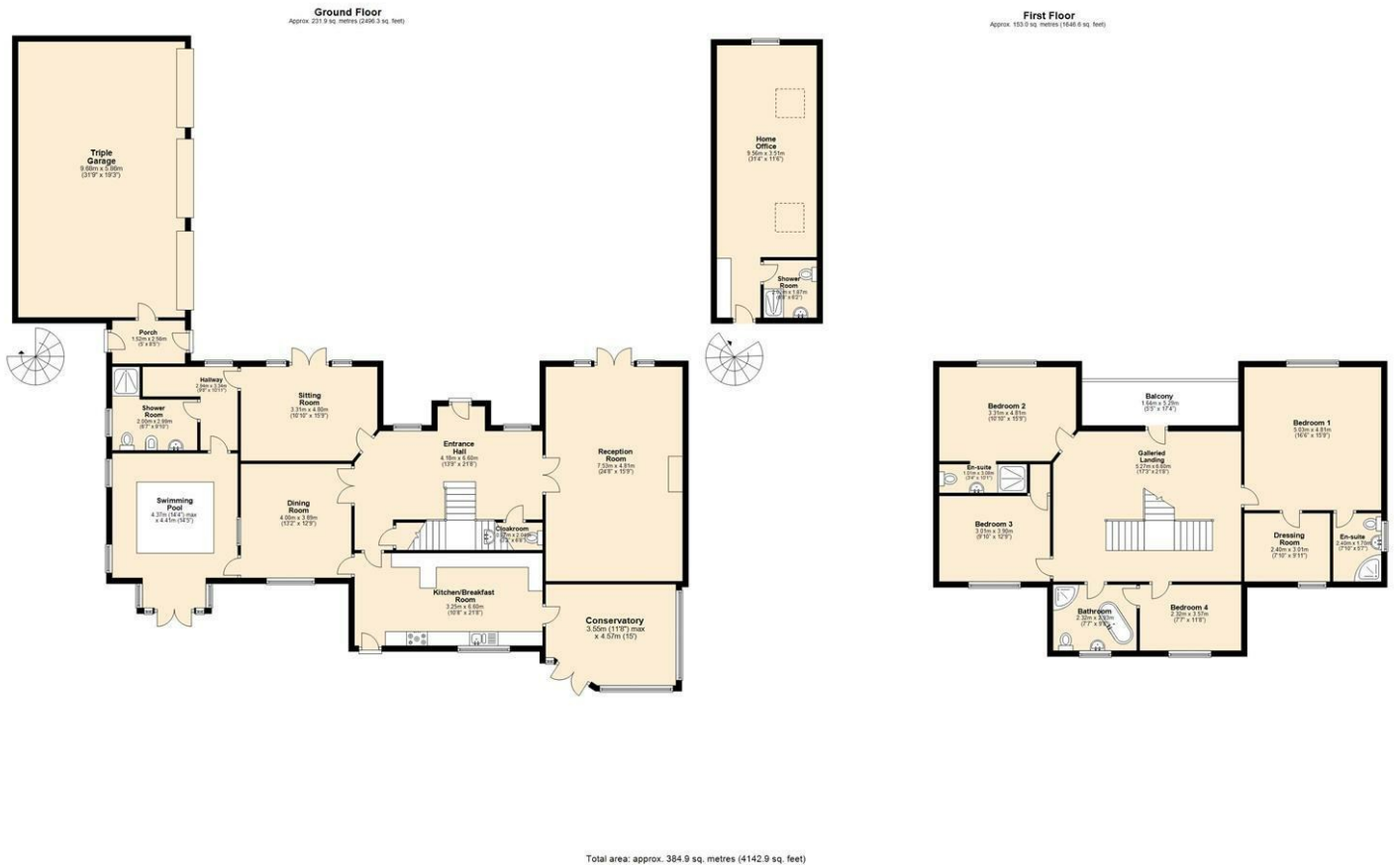
### Gardens

Set on a private plot, the property is accessed via an electric gate with intercom system. The grounds are fully enclosed and very private, as the property is not overlooked by other houses. The front of the property is mainly a gravelled driveway providing off road parking for several vehicles, with a lawn. There is an astro turfed lawn to the left side of the property, an ideal location for a Hot Tub as it overlooks fields, providing excellent views and privacy. The rear garden has a good size lawn, surrounded by mature trees, and a gravelled patio. There are outside taps and power sockets.

### Views

Far reaching views to the front and side of the property.

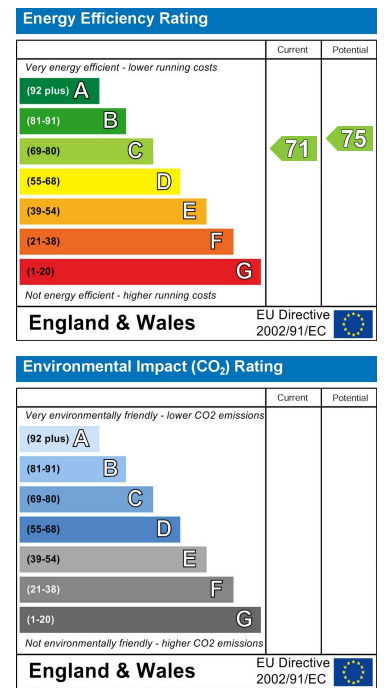
# Floor Plan



# Area Map



# Energy Efficiency Graph



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