



St Peter's and St Paul's Court, Park Lane, off Rectory Road, Duckmanton, Chesterfield, Derbyshire S44 5FR

4 2 2 EPC B

Offers Over £475,000

PINEWOOD



St Peter's and St Paul's Court
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Duckmanton
Chesterfield
Derbyshire
S44 5FR



Offers Over £475,000

4 bedrooms
2 bathrooms
2 receptions

- Gas Central Heating - NEST Zone Controlled Heating System - Underfloor Heating to the Ground Floor - uPVC Double Glazing - Council Tax Band D
- Fantastic Open Plan Kitchen/Dining/Family Room With Two Sets of Triple Folding Doors To The Rear Garden
 - Ground Floor W.C/Cloakroom - Utility Room
 - Ensuite Shower Room To Principal Bedroom
- Four Double Well Presented Bedrooms - All With Built in Wardrobes/Storage
 - Modern Bathroom With White Suite
- Single Garage And Driveway Parking For Several Cars - EV Charger Point
 - Quiet Private Cul De Sac Location, Close to all the Local Amenities
 - Easy Access To M1 Motorway Junct 29A And Main Commuter/Bus Routes
- Fantastic Generous and Private Landscaped, Fully Enclosed and South Facing Well Stocked Garden To Two Sides With Shed, Summerhouse, 2 x Pagodas and Patio Seating Area



NEARLY NEW STUNNING FAMILY HOME WITH NO CHAIN... Welcome to St Peter and St Paul's Court, a four bed detached property located in the picturesque area of Duckmanton. Built in 2022 it boasts a sleek modern design and ample space for comfortable living with approx. 8 years remaining on the ICB Warranty offering peace of mind. EPC - B

As you step inside, you are greeted by the welcoming hallway with storage and an inviting reception room, perfect for entertaining guests or simply relaxing with your family. The hub of this home is the stunning room to the rear being open plan and including the well equipped kitchen with breakfast bar, space for a dining table and family area with two sets of triple folding door to the rear garden.

The property upstairs features four generously sized bedrooms all with built in wardrobe/storage a well-appointed bathroom an ensuite to the principal bedroom, convenience and luxury are at the forefront of this home. The ground floor also offers a convenient w.c/cloakroom and a utility room, adding to the practicality of the layout.

One of the highlights of this property is the south-facing landscaped private rear garden that wraps around two sides of the house providing a tranquil outdoor space to enjoy the sunshine and fresh air. Additionally, there is a single garage, a driveway with parking for up to five vehicles, and an EV charging point, catering to modern needs and convenience.

Duckmanton offers an excellent range of local shops and amenities including cafes and pubs. There is an abundance of beautiful green space surrounding you with plenty of countryside walks. Highly regarded schools are within the catchment area for students of all ages, and transport links are excellent with essential bus routes and access to the M1 motorway.

Don't miss the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing! uPVC Double Glazing - NEST Zone Heating System and Underfloor Heating

**VIDEO TOUR*

ENTRANCE HALL/STAIRS AND LANDING

The property is entered through the composite door into the welcoming hallway with grey wood effect luxury vinyl tiled flooring, painted decor, understairs storage, under floor heating, stairs rise to the first floor landing having a sleek glass and wooden ultra modern bannister, to the landing there is carpet, painted decor, radiator, built in storage cupboard and loft access.

LOUNGE

15'8" x 10'7" (4.78 x 3.23)

This separate reception room provides a peaceful retreat with grey carpet, painted decor, under floor heating and uPVC window with granite tiled sill.

GROUND FLOOR W.C./CLOAKROOM

6'2" x 4'3" (1.88 x 1.32)

The ground floor w.c/cloakroom has an extra wide door for wheelchair access and a white two piece suite comprising a low flush w.c set into a vanity unit with granite worktop and a wall mounted sink set into a vanity unit with chrome mixer tap. With grey wood effect luxury vinyl tiled flooring, painted decor, under floor heating and inset spotlighting.

KITCHEN/DINER/FAMILY ROOM

28'8" x 25'5" (8.76 x 7.75)

This room to the rear of the home is the spectacular hub of the home being open plan so providing a versatile space. The family area provides space to relax with grey wood effect luxury vinyl tiled flooring, painted decor and triple folding grey aluminum doors leading out to the rear garden, the dining area also has triple folding aluminum doors leading to the rear garden and two skylights letting in lots of light to this area. The stunning kitchen is well stocked and appointed with a great range of two tone grey shaker style soft close drawers, wall and base units with a complimentary laminated worktop incorporating a 1 1/2 bowl quartz sink with chrome mixer tap. With fantastic breakfast bar and seating area, Integrated AEG appliances include a fridge, freezer, dishwasher, double oven, extractor and four ring induction hob. With painted decor, tiled flooring and inset spotlights.

UTILITY ROOM

6'2" x 5'9" (1.88 x 1.76)

Located off the kitchen this useful utility room has light grey shaker style cupboards, complimentary laminated worktop, space/plumbing for a washing machine and tumble dryer, stainless sink with chrome mixer tap, uPVC window, tiled flooring and painted decor.

BEDROOM ONE

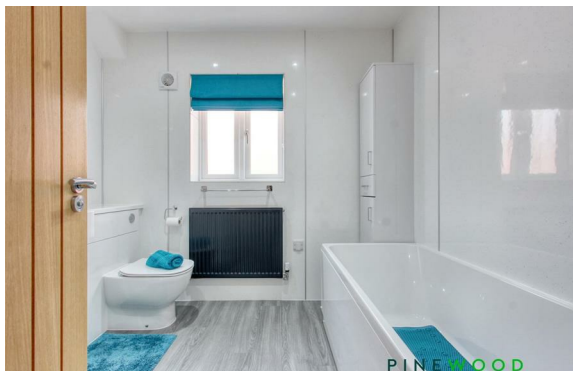
14'10" x 12'10" (4.53 x 3.92)

This is a double bedroom to the front aspect with carpet, painted decor, radiator, uPVC window and access to the ensuite shower room.

ENSUITE SHOWER ROOM

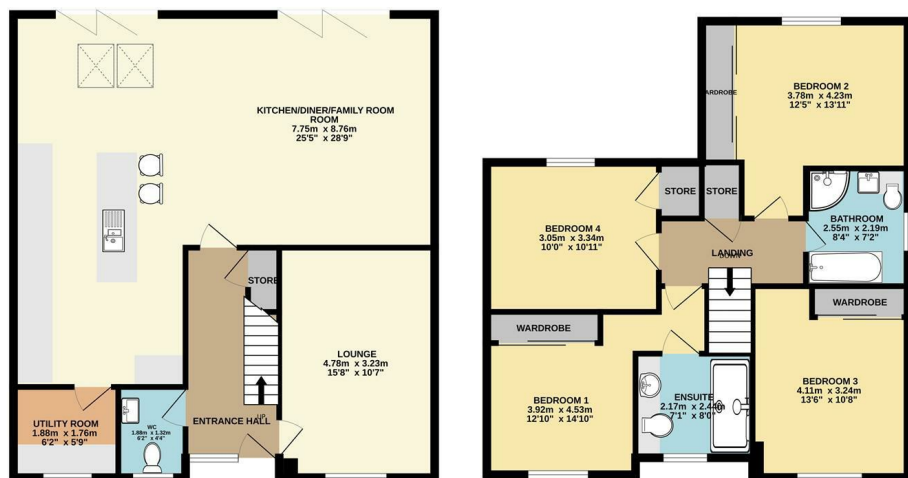
8'0" x 7'1" (2.44 x 2.17)

The contemporary ensuite shower room has a white suite comprising walk in double shower enclosure with chrome rain head shower, low flush w.c and a sink set into a vanity unit with chrome mixer tap. With grey wall mounted radiator, wall mounted light up mirrored cabinet, inset spotlights, extractor and uPVC window.



GROUND FLOOR
83.5 sq.m. (898 sq.ft.) approx.

1ST FLOOR
68.7 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA: 152.2 sq.m. (1638 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM TWO

13'10" x 12'4" (4.23 x 3.78)

This is a double bedroom to the rear with built in wardrobes, carpet, painted decor, radiator and uPVC window.

BEDROOM THREE

13'5" x 10'7" (4.11 x 3.23)

This is a double bedroom to the front aspect with built in wardrobes, carpet, radiator and painted decor.

BEDROOM FOUR

10'11" x 10'0" (3.34 x 3.05)

This is a double bedroom to the rear aspect with built in storage cupboard, carpet, painted decor, radiator and uPVC window.

FAMILY BATHROOM

8'4" x 7'2" (2.55 x 2.19)

The stylish family bathroom has a mermaid boarding to the walls and comprises a bath with chrome mixer tap, corner shower enclosure with chrome rain head shower, white gloss vanity unit with ceramic sink and chrome mixer tap and low flush w.c. With grey wood effect vinyl flooring, radiator, uPVC window with granite sill and surrounds, inset spotlights and wall mounted light up mirrored cabinet.

SINGLE GARAGE

18'10" x 10'1" (5.76 x 3.09)

The single garage has an up and over electric door, rear door access, lighting and power.

OUTSIDE

Set on a generous corner plot, the front has driveway parking for up to five vehicles and a EV charging point and access into the single garage, To the rear is a private south facing and fully enclosed landscaped garden wrapping two sides of the property with shed, two pagodas, lawn patio and wooden summer house.

GENERAL INFORMATION

House and Garage Alarmed

Tenure: Freehold

EPC Rating: B

UPVC Double Glazing Windows and Doors

Gas Central Heating - Nest Zone Heating System - Underfloor Heating to Ground Floor

Council Tax Band D

CCTV Security System

Loft partially boarded with light, loft ladder will be added

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