



Tall Trees, 46 Somersall Lane,
Somersall, S40 3LA

OFFERS IN THE REGION OF

£875,000

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WILKINS VARDY

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£875,000

A UNIQUE OPPORTUNITY TO CREATE YOUR ULTIMATE DREAM HOME

Occupying a stunning 0.35 acre plot on this most sought after part of Somersall Lane, is this attractive 1930's residence which includes five good sized bedrooms and two generous reception rooms together with surrounding gardens and two garages.

Offering potential to modernise and extend to create a real statement property, located just metres away from Somersall Park and Brookfield School and occupying one of Chesterfield's most sought after addresses.

- Stunning 1930's Detached Family Home
- Kitchen with Utility Room Off
- 5-Piece Family Bathroom & Separate WC
- Superb 0.35 Acre Plot with Mature Surrounding Gardens
- Sought After Location
- Two Generous Reception Rooms
- Five Good Sized Bedrooms
- Two Garages & Ample Car/Caravan Standing
- NO UPWARD CHAIN
- EPC Rating: E

General

Gas central heating (Glow Worm Boiler)
Aluminium framed single glazed leaded windows
Gross internal floor area - 183.9 s.qm./1979 sq.ft. (including garages and store)
Council Tax Band - G
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch
Having a wooden framed door with leaded glass opens into an ...

Entrance Hall
Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC
Fitted with a 2-piece suite comprising of a low flush WC and a wash hand basin.

Living Room
18'1 x 16'0 (5.51m x 4.88m)
A most generous triple aspect reception room, having wood panelling to the walls and a feature fireplace with open grate.
French doors overlook and open onto the rear of the property.

Lounge
14'6 x 14'6 (4.42m x 4.42m)
A generous bay fronted reception room having a feature fireplace.

Kitchen
13'0 x 12'9 (3.96m x 3.89m)
Being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a dishwasher, and there is also space for a freestanding cooker.
The gas boiler is also sited in this room.
Vinyl flooring.

Utility Room
10'10 x 7'11 (3.30m x 2.41m)
Having fitted storage and a worktop with space and plumbing below for a washing machine, and space for a tumble dryer.
There is also space for a fridge/freezer.
Vinyl flooring.
Doors from here gives access into the Integral Garage and onto the rear of the property.

On the First Floor

Landing

Master Bedroom
17'11 x 11'11 (5.46m x 3.63m)
A generous dual aspect double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage, bedside cabinets, and drawer units.

Bedroom Two
14'10 x 13'0 (4.52m x 3.96m)
A generous front facing double bedroom having a feature fireplace.

Bedroom Three
13'2 x 8'11 (4.01m x 2.72m)
A good sized front facing double bedroom.

Bedroom Four
10'10 x 7'1 (3.30m x 2.16m)
A rear facing double bedroom.

Bedroom Five/Study
7'11 x 5'11 (2.41m x 1.80m)
A front facing room.

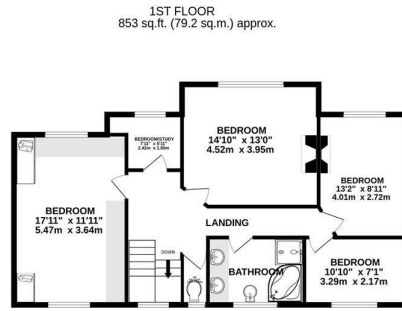
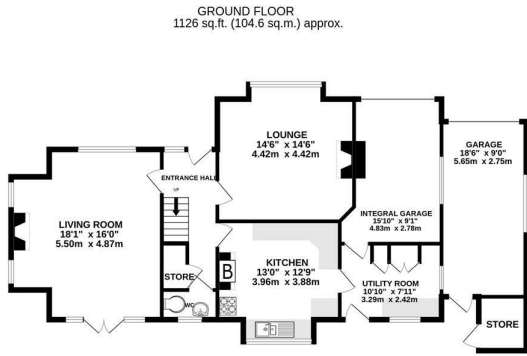
Family Bathroom
Being fully tiled and fitted with a 5-piece suite comprising a corner panelled bath, shower cubicle with mixer shower, 'his' and 'hers' wash hand basins with storage below, and a bidet.

Separate WC
Being fully tiled and fitted with a low flush WC.

Outside
The property sits on a generous plot, having a tarmac driveway to the front providing ample off street parking/caravan standing, leading to an Integral Garage and an Attached Garage, both having electric doors, light and power. There is also an attached Store.

There are lawned gardens to the front, sides and rear with mature beds and borders of trees, plants and shrubs, a water feature and a large paved patio. There is also a summerhouse, brick built workshop and a garden shed.





TOTAL FLOOR AREA: 1979 sq.ft. (183.9 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

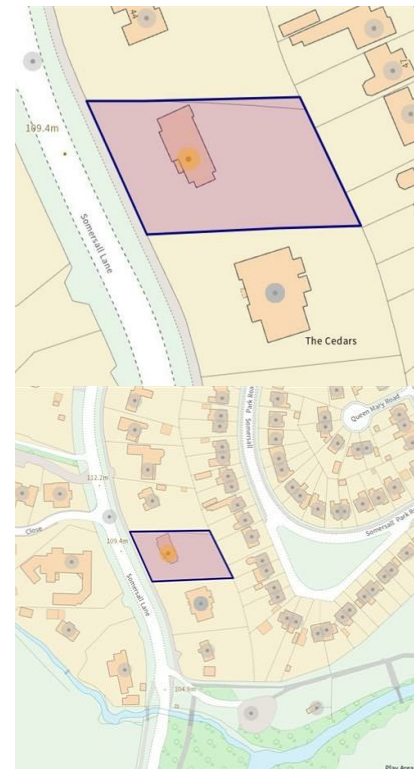
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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