



9 Kent Close, off Highfield Road,
Chesterfield, S41 7HA

OFFERS IN THE REGION OF

£359,995

W

WILKINS VARDY

OFFERS IN THE REGION OF

£359,995

RECENTLY REDECORATED - SPACIOUS EXTENDED FIVE BED DETACHED BUNGALOW - SECLUDED PRIVATE DRIVEWAY

Tucked away in a secluded position up a private driveway and sitting opposite allotment gardens, is this superb extended five bedroomed, two 'bathroomed' detached bungalow which offers an impressive 1458 sq.ft. of tastefully appointed accommodation, including a fantastic open plan triple aspect family kitchen with modern integrated fittings and bi-fold doors opening onto a delightful decked seating area. The property also boasts ample off street parking, a detached brick built garage and a private enclosed rear garden, making it an ideal property for a family or someone looking to retire.

Just a stone's throw from the nearby amenities on Newbold Road, the property also has great links towards the Motorway, Dronfield and Sheffield, and is just over 1 KM from the Town Centre.

- Stunning Extended Detached Bungalow in Secluded Cul-de-Sac Position
- Convenient Edge of Town Centre Location
- Generous Triple Aspect Lounge/Diner with Bi-Fold Doors
- Contemporary Breakfast Kitchen with Integrated Appliances
- Five Double Bedrooms & Recently Re-decorated Throughout
- En Suite Shower Room & Family Bathroom
- Detached Single Garage & Ample Off Street Parking
- Lawned Rear Garden with Paved Patio
- EPC Rating: D

General

Gas central heating (Viessmann Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 135.4 sq.m./1458 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite side entrance door opens into an ...

Entrance Hall

Fitted with engineered wood flooring and having two built-in cupboards, one with sliding doors.

Living/Dining Room

21'8 x 18'10 (6.60m x 5.74m)
A generous triple aspect reception room fitted with engineered wood flooring and having bi-fold doors which overlook and open onto a front deck seating area.
An opening leads through into the ...

Contemporary Breakfast Kitchen

13'9 x 13'0 (4.19m x 3.96m)
Being part tiled and fitted with a range of cream hi-gloss shaker style wall, drawer and base units with under unit lighting and complementary work surfaces over, including a centre island unit/breakfast bar.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, Neff electric double oven and 4-ring hob with extractor over.
Space and plumbing is provided for a washing machine.
Engineered wood flooring and downlighting.
A uPVC double glazed door gives access onto the side of the property, and a further door opens back to the entrance hall.

Bedroom Two

13'10 x 11'2 (4.22m x 3.40m)
A good sized double bedroom with window to the side elevation.

Master Bedroom

14'10 x 11'11 (4.52m x 3.63m)
A spacious dual aspect double bedroom having a range of built-in wardrobes and storage. A door gives access into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising a corner shower cubicle with electric shower, semi recessed wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Bedroom Four

9'10 x 9'5 (3.00m x 2.87m)
A rear facing double bedroom having a built-in wardrobe with sliding doors.

Bedroom Three

13'3 x 10'0 (4.04m x 3.05m)
A good sized front facing double bedroom having a built-in wardrobe with sliding doors.

Bedroom Five

11'0 x 7'9 (3.35m x 2.36m)
A front facing double bedroom.

Outside

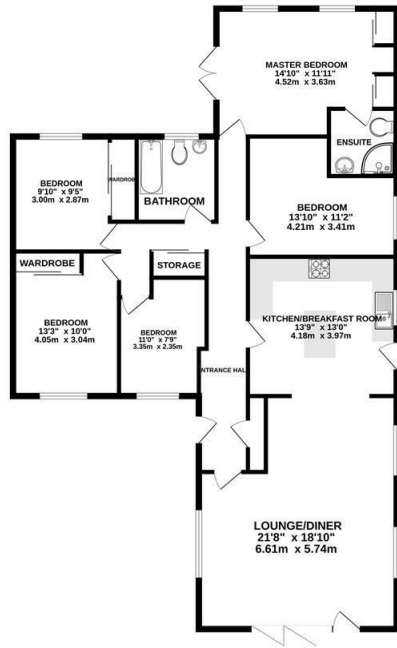
To the front of the property there is a concrete driveway providing ample off street parking, together with decorative plum slate beds, a deck seating/patio area and mature shrub and plant side border.

There is a detached single brick built garage with side door.

Paths to either side of the property lead to the rear garden which consists of a lawn with decorative plum slate borders, a paved patio and a garden shed.



GROUND FLOOR
1458 sq.ft. (135.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(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	

TOTAL FLOOR AREA: 1458 sq.ft. (135.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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.
Made with floorplan.co.uk



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, kitchen appliances, shower units, 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 Whittington Green 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk