



5 Treeneuk Gardens,
Chesterfield, S40 3FH

OFFERS IN THE REGION OF

£795,000

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WILKINS VARDY

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EXECUTIVE DETACHED HOME - EXCLUSIVE DEVELOPMENT - FIVE BEDS - THREE BATHROOMS - DOUBLE GARAGE
VIEWING HIGHLY RECOMMENDED

Sitting at the end of this exclusive development of eight executive homes is this delightful property which offers spacious and contemporary styled accommodation ideal for a large or growing family. The main suite has a large double bedroom, dressing room and en suite shower room. There is a further en suite off bedroom two and a fantastic 4-piece family bathroom as well as ground floor cloakroom. The property enjoys a good sized dual aspect living room and a separate sitting room with tri-fold doors opening onto the garden. The main living space is a superb 'L' shaped family kitchen with hi-gloss units, Samsung Radianz quartz worktops and quality integrated appliances. Again, tri-fold doors open onto the enclosed rear garden.

Built in 2015, there have been very few resales on this development, proving its popularity.

- Stunning Executive Detached Family Home
- Sought After Head of Cul-de-Sac Position
- Two Good Sized Reception Rooms, the Sitting Room having Tri-fold Doors
- Superb Open Plan Family Kitchen with Quartz Worktops, Integrated Appliances and Tri-fold Doors
- Utility Room & Cloaks/WC
- Five Spacious Double Bedrooms
- Two En Suite Shower Rooms & 4-Piece Family Bathroom
- Integral Double Garage & Off Street Parking
- Mature Enclosed Landscaped Rear Garden
- EPC Rating: A

General

Gas central heating (Ideal Logic System 24 Boiler)
uPVC double glazed windows and doors
Photovoltaic solar panels with diverter for excess energy to hot water system
Security alarm system
Gross internal floor area - 224.9 sq.m./2421 sq.ft.
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch
With composite front entrance door opening into an ...

Entrance Hall
Having downlighting, and a built-in under stair storage cupboard with lighting.
Doors from here give access to a cloaks/WC, living room and dining kitchen.
A staircase rises to the First Floor accommodation.

Cloaks/WC
Being part tiled and fitted with a white 2-piece suite comprising a vanity wash hand basin and a low flush WC.
Tiled floor.

Living Room
16'9 x 11'3 (5.11m x 3.43m)
A generous dual aspect reception room having downlighting.

Superb Open Plan Dining Kitchen/Family Room
27'2 x 20'3 (8.28m x 6.17m)
A most generous 'L' shaped room, being fitted with a range of contemporary two tone hi-gloss wall, drawer and base units with under unit lighting and quartz work surfaces over, two pull out larder cupboards and an island unit.
Inset 1½ bowl single drainer sink with mixer tap and glass splashback.
Neff integrated appliances to include a dishwasher, two fridges and freezers, two ovens and a hob with extractor hood over.
Downlighting.
Tiled floor to the kitchen area.
uPVC double glazed tri-fold doors and a single door overlook and open onto the rear patio.
A door from here gives access into a utility room, and double doors open into the sitting room.

Utility Room
6'11 x 6'7 (2.11m x 2.01m)
Fitted with a range of white hi-gloss wall and base units with complementary work surface and upstands.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Tiled floor and downlighting.
A door gives access into the double garage, and a composite door gives access onto the side of the property.

Sitting/Dining Room
11'3 x 10'8 (3.43m x 3.25m)
A good sized reception room having downlighting and uPVC double glazed tri-fold doors overlooking and opening onto the rear patio.

On the First Floor

Spacious Galleried Landing
Having a built-in airing cupboard housing the hot water cylinder which is fitted with a diverter for excess solar power to heat the water.
Loft access hatch and downlighting.

Main Bedroom
16'10 x 13'2 (5.13m x 4.01m)
A generous double bedroom with two windows overlooking the front of the property.
A door gives access to a walk-in wardrobe/dressing room, and a further door opens to an ...

En Suite Shower Room
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, vanity wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Two
16'1 x 11'11 (4.90m x 3.63m)
A good sized double bedroom with two windows overlooking the rear of the property.
A door from here gives access into an ...

En Suite Shower Room
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, vanity wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Three
15'10 x 8'10 (4.83m x 2.69m)
A good sized double bedroom having two windows overlooking the rear of the property.

Bedroom Four
12'2 x 11'3 (3.71m x 3.43m)
A good sized double bedroom with two windows overlooking the front of the property.

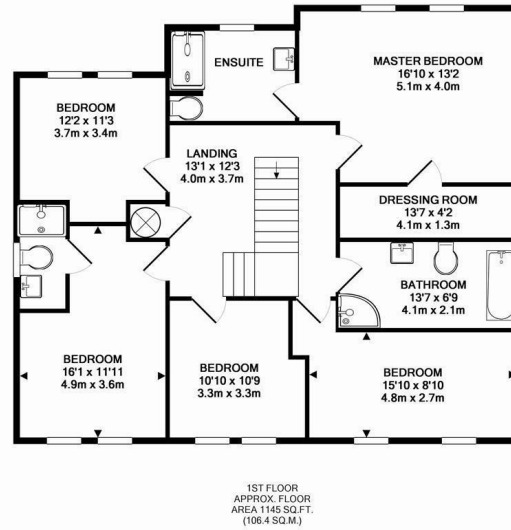
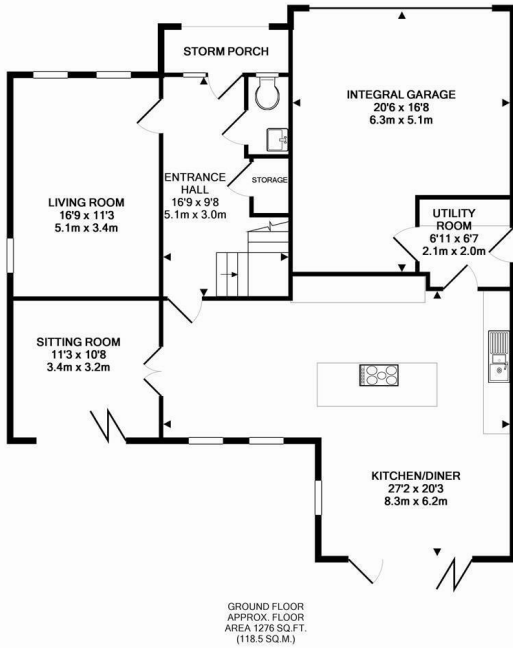
Bedroom Five
10'10 x 10'9 (3.30m x 3.28m)
A good sized double bedroom, currently used as a study and having two windows overlooking the front of the property.

Family Bathroom
Being part tiled and fitted with a white 4-piece suite comprising a corner shower cubicle with mixer shower, panelled bath with centre mixer tap, vanity wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Outside
To the front of the property there is a block paved drive providing off street parking, leading to the Double Integral Garage having an electric 'up and over' door and also containing the controls for the PV solar panels and storage battery, together with a 7KW electric car charging point. There is also a small lawned garden with shrubs.

A gate gives access down the side of the property to the enclosed rear garden which consists of a paved patio and lawn with planted beds and borders.





TOTAL APPROX. FLOOR AREA 2421 SQ.FT. (224.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	93	94
	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, 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 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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