



15 Haslam Court,
Chesterfield, S41 7NN

OFFERS IN THE REGION OF

£245,000

W
WILKINS VARDY

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STUNNING FOUR BED FAMILY HOME - BATHROOM & EN SUITE - LANDSCAPED PLOT & SEPARATE SINGLE GARAGE

This superbly presented family home offers an impressive 1084 sq.ft. of accommodation over three storeys, including a well equipped shaker style kitchen, generous living room overlooking and opening onto a landscaped rear garden with summerhouse, and four good sized bedrooms, the master having the entire top floor with fitted wardrobes and an en suite shower room. The property also has off street parking to the rear and a single garage.

Situated just on the outskirts of the Town Centre, being tucked away just off Sheffield Road, Chesterfield Train Station and the Town Centre are just a short distance away and the property is conveniently situated for transport links into Sheffield and towards the M1 Motorway.

- Superb Three Storey End Town House on the Outskirts of the Town Centre
- Modern Shaker Style Kitchen with Integrated Oven and Hob
- Four Good Sized Bedrooms, the Master Bedroom Suite taking up the entire top floor
- Detached Garage & Car Standing Space
- Convenient Edge of Town Centre Location
- Ground Floor Cloaks/WC
- Spacious Living Room with French doors opening to the rear garden
- En Suite Shower Room & Family Bathroom
- Attractive Landscaped Enclosed Rear Garden
- EPC Rating: C

General

Gas central heating (Ideal Logic Plus system Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 100.7 sq.m./1084 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

Fitted with vinyl flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a corner wash hand basin and a low flush WC.
Vinyl flooring.

Kitchen/Diner

13'11 x 9'5 (4.24m x 2.87m)
Being part tiled and fitted with a range of light grey shaker style wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Cushioned flooring.

Living Room

16'2 x 11'6 (4.93m x 3.51m)
A spacious reception room, spanning the full width of the property and having uPVC double glazed French doors which overlook and open onto the rear garden.

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder.

Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)
A good sized rear facing double bedroom, having a built-in double wardrobe.

Bedroom Three

10'6 x 9'5 (3.20m x 2.87m)
A good sized front facing double bedroom having a built-in double wardrobe.

Bedroom Four

7'10 x 6'6 (2.39m x 1.98m)
A rear facing single bedroom, currently used as a study.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

On the Second Floor

Master Bedroom

14'10 x 12'8 (4.52m x 3.86m)
A spacious double bedroom having two built-in double wardrobes and eaves storage. A door gives access to an ...

En Suite Shower Room

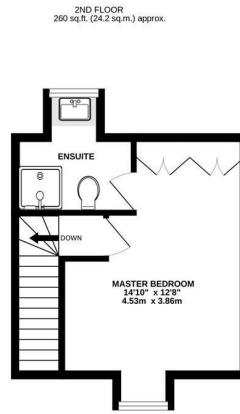
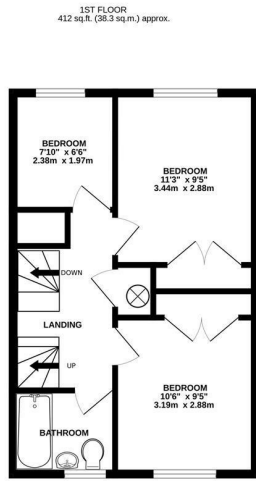
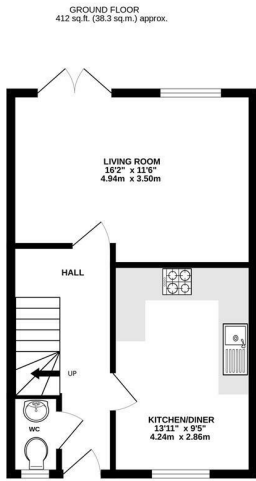
Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, counter top wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

Outside

The property stands on a corner plot, having a lawned garden to the front with a paved path leading to the front entrance door.

To the rear of the property there is an attractive, landscaped rear garden which comprises a paved patio, decorative gravel bed with raised side border, hardstanding area with summerhouse and a raised deck seating area. A gate at the top of the garden gives access to the service road which takes you to the single garage and car standing space.





TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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		88
(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		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 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.



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wilkins-varDY.co.uk