



11 Hulford Drive,  
Chesterfield, S41 9SG

OFFERS IN THE REGION OF

£475,000

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WILKINS VARDY

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CONTEMPORARY FIVE BED DETACHED FAMILY HOME - BUILT 2022 - SPACIOUS ACCOMMODATION - DESIRABLE DEVELOPMENT

This immaculately presented detached family home was built in 2022 by Strata Homes and benefits from the remaining term of a 10 year new build warranty. The property includes living accommodation on three levels, with five good sized bedrooms, four of which having fitted wardrobes, two contemporary bathrooms and a fantastic first floor living room with three windows allowing plenty of light to enter the property. On the ground floor the property has a snug or home office, and a fantastic open plan family kitchen with sleek units and integrated appliances and French doors opening onto a landscaped enclosed rear garden.

The property sits on a quiet part of Hulford Drive, towards the far end of the development, situated adjacent to open countryside and within easy access to the A61 with routes into Dronfield, Sheffield and the Town Centre.

- Superb Detached Family Home set over Three Floors and built in 2022
- Contemporary Open Plan Dining Kitchen with Integrated Appliances & Utility Room off
- Fantastic Living Room with Three Windows
- Ground Floor Snug or Home Office
- Five Good Sized Bedrooms, four of which have Fitted Storage
- Modern En Suite Shower Room & 4-Piece Family Bathroom
- Integral Garage & Off Street Parking
- Attractive Enclosed Rear Garden
- Semi Rural Position but close to Transport Links
- EPC Rating: B

## General

Gas central heating (Ideal Logic Heat Boiler) - Zone controlled  
Sealed unit double glazed windows and doors  
Gross internal floor area - 204.6 sq.m./2203 sq.ft. (including Garage)  
Council Tax Band - F  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold (St. Marys RC High School is 1.7 miles from the property & Dronfield Henry Fanshawe School is 3.9 miles from the property)

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Having a tiled floor, downlighting and staircase rising to the First Floor accommodation.  
There is also a door to a useful built-in store cupboard.

## Snug

11'11 x 7'5 (3.63m x 2.26m)  
A versatile front facing reception room fitted with laminate flooring and having downlighting.

## Cloaks/WC

Having a tiled floor and fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

## Open Plan Dining Kitchen

22'3 x 15'9 (6.78m x 4.80m)  
A spacious room, spanning the full width of the property and fitted with a range of wall, drawer and base units with under unit lighting, complementary work surfaces and glass upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a dishwasher, wine cooler, Indesit fridge/freezer, Neff double oven and 5-ring induction hob with extractor over.  
Tiled floor and downlighting.  
French doors overlook and open onto the rear garden.  
A door gives access into a ...

## Utility Room

Fitted with a range of wall and base units with complementary work surface over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated washing machine.  
Tiled floor and downlighting.

## On the First Floor

## Landing

With staircase rising to the Second Floor accommodation.

## Living Room

22'6 x 15'11 (6.86m x 4.85m)  
A spacious reception room spanning the full width of the property, fitted with laminate flooring and having three windows overlooking the front of the property.

## Bedroom Four

13'0 x 8'8 (3.96m x 2.64m)  
A good sized rear facing double bedroom having three built-in double wardrobes.

## Bedroom Five

9'6 x 9'4 (2.90m x 2.84m)  
A rear facing double bedroom having two built-in double wardrobes.

## Family Bathroom

Being fully tiled and fitted with a modern white 4-piece suite comprising a panelled bath, double shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail and illuminated mirror.  
Tiled floor and downlighting.

## On the Second Floor

## Landing

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

## Master Bedroom

13'4 x 12'5 (4.06m x 3.78m)  
A spacious double bedroom having two windows overlooking the front of the property.  
An opening leads through into a dressing area where there are three built-in double wardrobes and downlighting. A door from here opens into a ...

## En Suite Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

## Bedroom Two

11'5 x 11'2 (3.48m x 3.40m)  
A good sized rear facing double bedroom.

## Bedroom Three

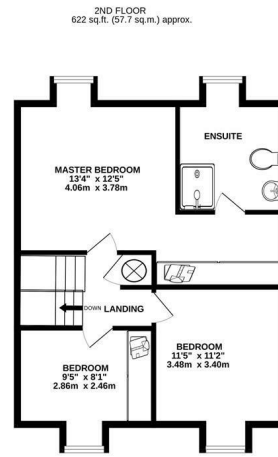
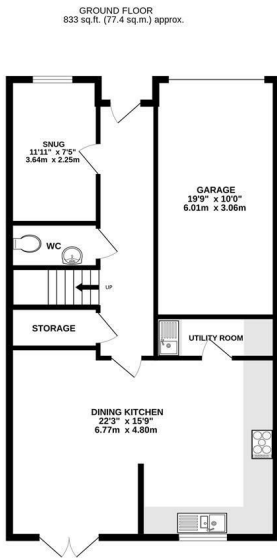
9'5 x 8 (2.87m x 2.44m)  
A rear facing single/small double bedroom, currently used as a study and having fitted storage.

## Outside

A driveway to the front of the property provides off street parking and leads to the Integral Garage. There is also a small lawned garden with decorative pebble border, and a planted side border.

A path gives access down the side of the property to the enclosed rear garden which comprises a paved patio and a lawn with borders of plants and shrubs. There is also a hardstanding area with a garden shed.





**TOTAL FLOOR AREA : 2203 sq.ft. (204.6 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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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 Outwood Academy Newbold 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**

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