

ORCHARD COTTAGE, WASH HOUSE LANE,
CHATSWORTH ROAD, CHESTERFIELD S40 3AZ



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WILKINS VARDY

STUNNING FAMILY HOME ON THIRD ACRE PLOT -
SECLUDED AND SOUGHT AFTER POSITION - PLENTY
OF POTENTIAL

Nestled in the sought-after location of Wash House Lane, just off Chatsworth Road, this stunning executive home offers a perfect blend of elegance and potential. The attractive stone-built house boasts 4 reception rooms, 3 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

Situated on a superb plot of just under a third of an acre, this detached property offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. The private shared driveway ensures easy access and leads to parking for up to 5 vehicles, a rare find in such a desirable location. Whether you're looking to relax in one of the spacious reception rooms, unwind in the well-appointed bedrooms, or enjoy the serenity of the secluded surroundings, this property has it all. With plenty of potential to make it your own, including the utility wing which has storage rooms above ripe for conversion, this house is a rare gem waiting to be discovered.



General

Gas central heating (Ideal System Boiler)

uPVC double glazed & single glazed windows and doors

Gross internal floor area - 231.0 sq.m./2486 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A stable door opens into a ...

Entrance Hall

Having a tiled floor. Doors from here give access to a Cloaks/WC & Study.

Cloaks/WC

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

Study

A versatile and good sized dual aspect room having a door giving access into the garage.

Inner Hall

With staircase rising to the First Floor accommodation.

Living Room

A spacious triple aspect room having a feature fireplace with wood surround, marble inset and hearth and inset living flame coal effect gas fire. There is also a built-in base unit with illuminated glass display shelving above. A door gives access to a useful built-in under stair store cupboard. Two sets of bi-fold doors give access into the Dining Room and sliding patio doors open and give access into the ...

Brick/uPVC Double Glazed Conservatory

Being triple aspect and fitted with laminate flooring. uPVC double glazed French doors overlook and open onto the rear garden.

Dining Room

A good sized dual aspect reception room with serving hatch to the kitchen. This room can also be accessed from the inner hall.



Breakfast Kitchen

Fitted with a range of cream wall, drawer and base units with complementary work surfaces over and tiled splashbacks. 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 an under counter fridge and a freestanding cooker with concealed extractor over. Laminate flooring and downlighting. A door gives access into a ...

Utility Room

A triple aspect room fitted with a range of cream wall, drawer and base units with complementary work surfaces over. Inset single drainer stainless steel sink with mixer tap. Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer. Built-in airing cupboard housing the gas boiler. Laminate flooring and downlighting. An open plan staircase rises up to the eaves storage/store room.

On the First Floor

Landing

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

Master Bedroom

A good sized rear facing double bedroom having two built-in cupboards. A door gives access to an ...

En Suite Shower Room

Being part tiled and having a 3-piece suite comprising a shower cubicle with electric shower, pedestal wash hand basin and a low flush WC. Downlighting.

Bedroom Two

A spacious double bedroom having two windows overlooking the front of the property. This room also has a semi recessed wash hand basin with vanity unit below, and two built-in double wardrobes and a fitted drawer unit. A door gives access to useful eaves storage.

Bedroom Three

A rear facing double bedroom.



Bathroom

Being fully tiled and fitted with a white 2-piece suite comprising a panelled bath with glass shower screen and electric shower over, and a pedestal wash hand basin. Downlighting.

Separate WC

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

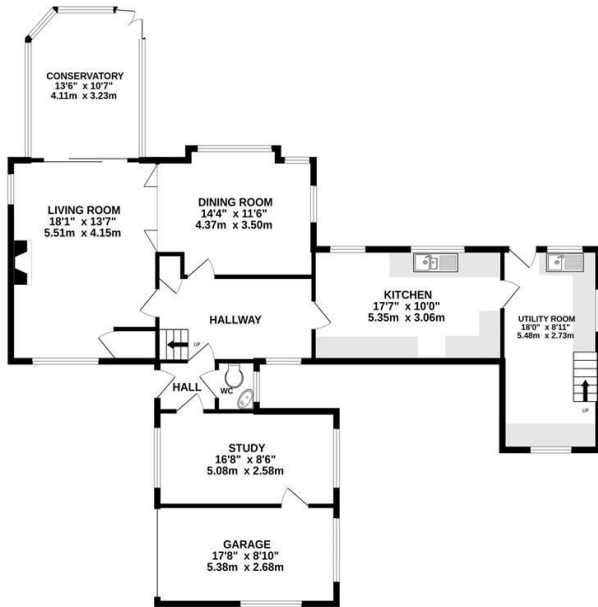
Outside

The property sits on a 0.31 acre plot having a substantial drive to the front providing off street parking for several vehicles. There are also conifer trees, box hedging and planted borders.

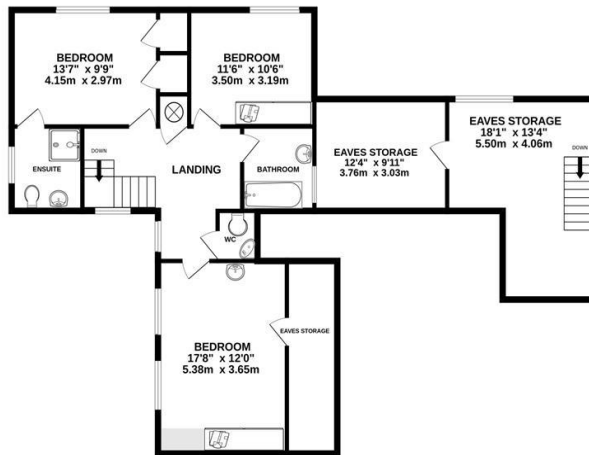
The attractive, landscaped south facing rear garden comprises of a decorative gravelled patio/seating area, together with a water well surrounded by shrubs and plants. There is also a substantial lawned garden with box hedging, conifers and well stocked borders of plants and shrubs, together with a summerhouse which has light and power. This leads onto a gated area with a greenhouse and further outbuilding.



GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.

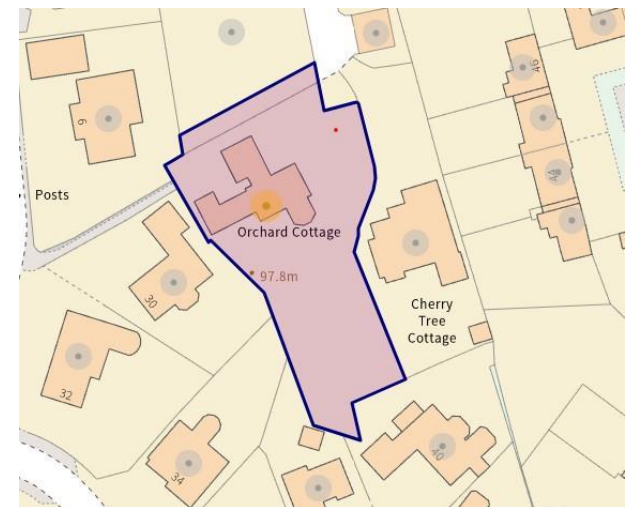
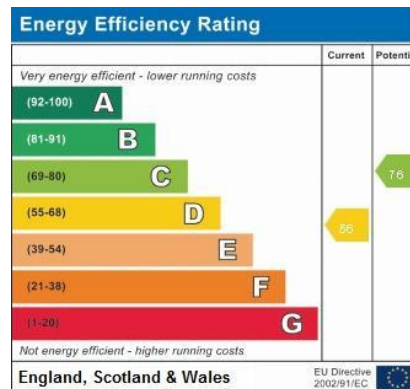


1ST FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 2486 sq.ft. (231.0 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower units, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

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 Consultant.