



5 Mansfeldt Road,  
Chesterfield, S41 7BW

OFFERS IN THE REGION OF

£325,000

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WILKINS VARDY

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WELL APPOINTED FAMILY HOME - MODERN KITCHEN & BATHROOM - TWO USEFUL ATTIC ROOMS

Welcome to Mansfeldt Road, Chesterfield - This delightful detached house boasts two reception rooms and a conservatory, ideal for entertaining guests or simply relaxing with your loved ones, a modern fitted kitchen and bathroom, together with three bedrooms, providing plenty of space for a growing family or for those who enjoy having a home office or guest room. Spanning across 1,295 sq. ft., this house offers a comfortable living space with room to personalise and make it your own.

One of the standout features of this property is the off street parking, a rare find in many locations. Say goodbye to the hassle of searching for parking spaces - you'll have your own designated spot right at your doorstep.

If you're looking for a place to call home this house presents a wonderful canvas for you to create lasting memories.

- Well Appointed Detached Family Home
- Two Good Sized Reception Rooms, one with Multi-Fuel Stove
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Brick/uPVC Double Glazed Conservatory
- Three Good Sized Bedrooms
- Modern Bathroom and Separate WC
- Two Useful Attic Rooms
- Detached Garage & Off Street Parking
- Mature Gardens to the Front and Rear
- EPC Rating: D

## General

Gas central heating (Ideal Instinct Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 120.3 sq.m./1295 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed door gives access to a ...

**Entrance Porch**  
Having an internal door with stained glass window opening into the ...

**Entrance Hall**  
Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

**Sitting/Dining Room**  
11'5 x 11'3 (3.48m x 3.43m)  
A good sized front facing reception room fitted with Karndean flooring.

**Living Room**  
12'6 x 11'3 (3.81m x 3.43m)  
A good sized reception room with bay window overlooking the front garden.  
This room is fitted with Karndean flooring and has a feature fireplace with a multi-fuel stove.

**Kitchen**  
9'5 x 8'2 (2.87m x 2.49m)  
Being part tiled and fitted with a range of modern cream 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 a dishwasher, an eye level double oven and 4-ring hob with concealed extractor over.  
Space and plumbing is provided for a washing machine.  
A door gives access to a useful built-in under stair pantry.  
Tiled flooring.  
French doors give access into the ...

**Brick/uPVC Double Glazed Conservatory**  
11'11 x 11'4 (3.63m x 3.45m)  
A spacious conservatory having a tiled floor and uPVC double glazed French doors which overlook and open onto the rear garden.

## On the First Floor

**Landing**  
Having a loft access hatch with pull down loft ladder giving access to two attic rooms. The first attic room measures 13'2 x 11'2 and has light, power, eaves storage and two Velux windows. The second attic room measures 11'2 x 8'5 and has light, power, eaves storage, a Velux window and a built-in cupboard housing the gas boiler.

**Bedroom One**  
12'6 x 11'5 (3.81m x 3.48m)  
A good sized double bedroom fitted with laminate flooring and having a bay window overlooking the front of the property.  
This room also has a range of fitted wardrobes.

**Bedroom Two**  
11'5 x 11'3 (3.48m x 3.43m)  
A good sized front facing double bedroom fitted with laminate flooring.

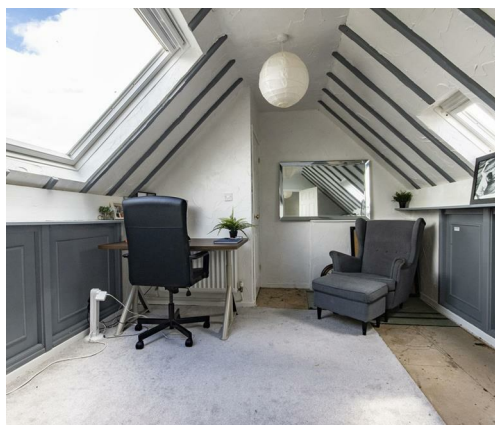
**Bedroom Three**  
8'1 x 8'0 (2.46m x 2.44m)  
A rear facing single bedroom fitted with laminate flooring.

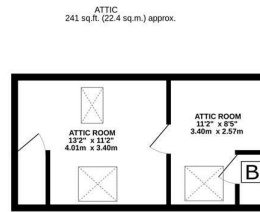
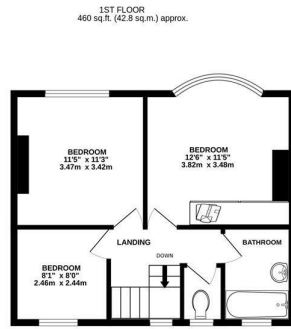
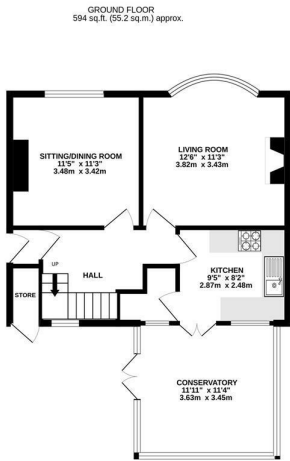
**Bathroom**  
Being fully tiled and fitted with a modern white 2-piece suite comprising a panelled bath with glass shower screen and an electric shower over, and a pedestal wash hand basin.  
Chrome heated towel rail.  
Vinyl flooring and downlighting.

**WC**  
Fitted with vinyl flooring and having a white low flush WC.

**Outside**  
To the front of the property there is a walled lawn garden with mature plants, trees and shrubs. Alongside, there is a driveway providing off street parking, which continues down the side of the property (restricted access) to a detached single garage.

A gate gives access to the enclosed rear garden where there are two decked seating areas, a lawn and a decorative bark play area.





**TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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>81</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 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, multi-fuel stove, kitchen appliances, shower unit, 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.

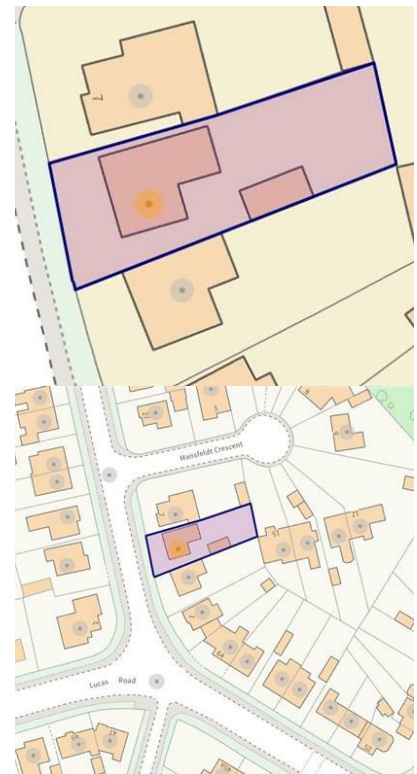
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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