



25 Mill Stream Close,
Chesterfield, S40 3DS

OFFERS IN THE REGION OF

£325,000

W
WILKINS VARDY

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STUNNING FAMILY HOME - RE-FITTED DINING KITCHEN AND BATHROOM - MATURE PLOT ON POPULAR CUL DE SAC

Welcome to Mill Stream Close - a charming location for this stunning detached family home. Boasting a generous reception room, three bedrooms, and a contemporary bathroom, this property is a true gem.

Upon entering, you'll be greeted by a delightful two-tone re-fitted dining kitchen with integrated appliances, perfect for hosting family gatherings or enjoying a quiet meal. The bi-fold doors open into a fantastic conservatory overlooking mature gardens, offering a seamless blend of indoor and outdoor living. The current owner has made significant improvements, ensuring that this home is both modern and inviting. The re-fitted kitchen and family bathroom is a testament to the attention to detail present throughout the property.

Sitting at the head of this popular cul-de-sac, making trips to the nearby Walton shops, Somersall Park, and highly regarded primary and secondary schools convenient and stress-free.

- Refurbished Detached Family Home occupying a Sought After Cul-de-Sac Position
- Re-Fitted Open Plan Dining Kitchen with Bi-Fold Doors
- Three Bedrooms, all with Fitted Storage
- Attached Garage & Off Street Parking
- Brookfield School Catchment
- Spacious Living Room
- Ground Floor Cloaks/WC & First Floor Contemporary Re-Fitted Family Bathroom
- uPVC Double Glazed Conservatory
- Attractive Mature Gardens to the Front and Rear
- EPC Rating: D

General

Gas central heating (Combi Boiler)
Sealed unit double glazed windows and doors
Gross internal floor area - 95.2 sq.m./1024 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

An entrance door opens into a ...

Entrance Porch

Having a door giving access onto the rear of the property and a further door opening to a ...

Entrance Hall

Fitted with LVT flooring and having a built-in under stair cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece comprising a wash hand with storage below, and a low flush WC.

Living Room

13'5 x 10'11 (4.09m x 3.33m)

A good sized front facing reception room having a feature fireplace with surround, marble inset and hearth, and an inset Optimyst coal effect electric fire.

Re-Fitted Dining Kitchen

17'4 x 10'1 (5.28m x 3.07m)

Fitted with a range of modern two tone wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge/freezer, wine cooler, slimline dishwasher and washing machine.

Space is provided for a range cooker - a glass splashback is provided.

LVT flooring and downlighting.

Double glazed bi-fold doors open to give access into the ...

uPVC Double Glazed Conservatory

8'10 x 7'7 (2.69m x 2.31m)

Fitted with LVT flooring and having two sliding patio doors opening onto the rear garden.

On the First Floor

Landing

Having a loft access hatch with pull down ladder giving access to a part boarded roof space with lighting.

Built-in cupboard housing the gas boiler.

Bedroom One

11'2 x 10'10 (3.40m x 3.30m)

A good sized front facing double bedroom having a range of built-in wardrobes.

Bedroom Two

10'5 x 8'11 (3.18m x 2.72m)

A good sized rear facing double bedroom having a built-in double wardrobe with sliding doors.

Downlighting.

Bedroom Three

8'0 x 7'2 (2.44m x 2.18m)

A rear facing single bedroom having a built-in bed with storage below, and fitted overhead units providing additional storage.

Re-Fitted Family Bathroom

Being part tiled/part waterproof boarding and fitted with a contemporary white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below and a concealed cistern WC.

Chrome flat panel heated towel rail and small radiator.

Vinyl flooring and downlighting.

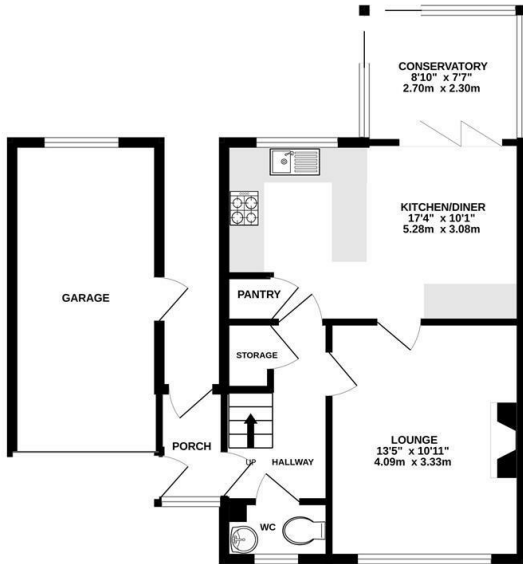
Outside

To the front of the property there is a tarmac drive providing off street parking, leading to an attached single garage having an electric 'up and over' door, light, power and side personnel door. The front garden is laid to lawn with mature planted borders.

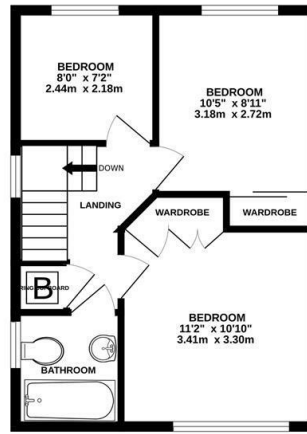
To the rear of the property there is an attractive enclosed garden which comprises of three paved patios, lawns and well stocked borders of plants and shrubs.



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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RICS

Relocation agent network

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, electric fire, 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 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

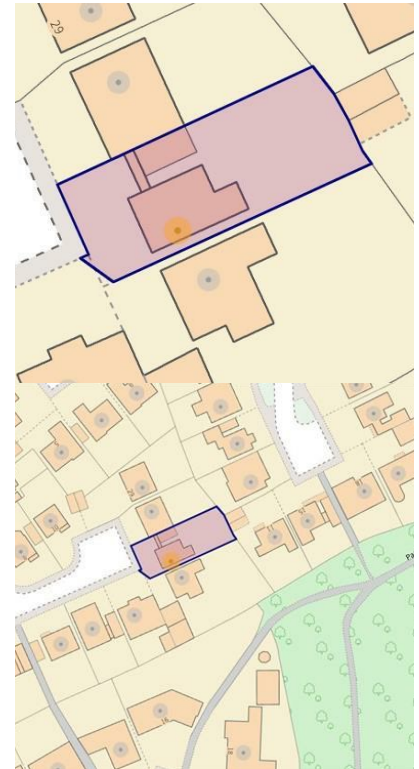
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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