



The Dutch Barn, 5 Dunston Grange,
Chesterfield, S41 9RJ

OFFERS IN EXCESS OF

£585,000

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WILKINS VARDY

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A TOTALLY UNIQUE PROPERTY IN A FARMSTEAD LOCATION

Tucked away down a secluded gated private driveway is this stunning and totally unique detached residence. Built in 2015 and boasting the remaining term of a 10 Year New Build Guarantee, this architect designed barn style property includes two ground floor bedrooms, both having fitted wardrobes and doors to the gardens, two contemporary styled bathrooms and a fantastic open plan family kitchen area with bi-fold doors and a circular staircase rising up to a versatile mezzanine level.

Sitting on a generous mature plot, this property has a real rural feel but is conveniently positioned for a range of nearby amenities and transport networks into Chesterfield, Dronfield, Sheffield and towards the Peak District.

- Stunning Barn Style Detached Property in Secluded Position
- Versatile Mezzanine Snug/Study/Bedroom
- Fantastic Open Plan Kitchen/Family Room
- Utility Room
- Contemporary En Suite Wet Room and Bathroom
- Two Generous Double Bedrooms with fitted furniture and doors to the garden
- Ample Off Street Parking
- Attractive Mature Gardens
- EPC Rating: C
- A Totally Unique Property

General

Gas central heating (Alpha Intec 34c Combi Boiler)
Under floor heating to ground floor controlled by individual room thermostats and App controlled
Walnut internal fire doors
Smoke detectors
Superfast broadband
Gross internal floor area - 130.2 sq.m./1402 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

Open Plan Kitchen/Family Room

31'10 x 18'6 (9.70m x 5.64m)

Kitchen

Fitted with a range of white hi-gloss push to open units with complementary quartz konig stone work surfaces with shark nose edge
Concealed lighting running under the units
Inset stainless steel sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, wine/drinks cooler, Bosch Pyrolytic oven and combi microwave oven and an induction hob with down draught extractor rising from worktop
Large curved breakfast bar with feature walnut panel facing the lounge area with stainless steel plinth and pull out electric socket
3 Bar lights hanging from vaulted ceiling over breakfast bar
Lantern light
Electrically operated Luxaflex blinds
Grey Tumbled Ash limestone flags

Family Room

Having a Brunner Panoramic wood burner with back lighting and carbon dioxide detector
Grey Tumbled Ash limestone flags
Vaulted ceiling with feature King Post Truss
Crystal chandelier and mosaic wall lights
Wired for surround sound
TV and data point
Electrically operated Luxaflex blinds and steel curtain pole and curtains
Tri-fold door leading to patio area
Ash and metal spiral stairs backed in slate slip tiles leading to the Mezzanine floor
Top step lit leading to the Mezzanine

Mezzanine /Snug/Study/Bedroom

17'6 x 12'5 (5.33m x 3.78m)

A versatile space, having two Velux windows with blinds and a gable end window with blind.
TV and data point

From the Kitchen there is a down feature lit walnut step to the ...

Utility

5'11 x 5'9 (1.80m x 1.75m)

Fitted with a range of white hi-gloss storage cupboards and inset stainless steel sink. Space and plumbing is provided for an automatic washing machine and there is also space for a tumble dryer.

Bathroom

Fitted with Utopia bathroom furniture comprising bottom fill bath with shower attachment, wash basin with heated and backlit mirror above and wall hung WC. Chrome flat panel towel radiator
Tiled floor with under floor heating, and downlighting.
Feature wood slit tiles in alcoves and at the bottom of the bath with feature lighting

Bedroom Two

16'5 x 11'0 (5.00m x 3.35m)

A generous double bedroom fitted with a range of Sharps walnut wardrobes and drawers.

TV point

Vision blind on window/door.

From the Main Lounge, a step with feature light gives access to a Large Storage Cupboard with shelving and which also houses the under floor heating controls.

Master Bedroom

16'6 x 11'11 (5.03m x 3.63m)

A generous double bedroom fitted with a range of Sharps white gloss bedroom furniture, the wardrobes having internal lighting.

TV point.

Vision blind on window/door.

Loft access hatch with loft ladder to large storage area with light and access to boiler.

En Suite Wet Room

Fitted with Utopia furniture to include a wash hand basin with storage below and having a heated back lit mirror above, wall hung low flush WC and shower area with rain shower.

Chrome flat panel towel radiator

Tiled floor with under floor heating.

Feature lighting which activates when you walk into the room.

Outside

To the front and side of the property there is ample off street parking.

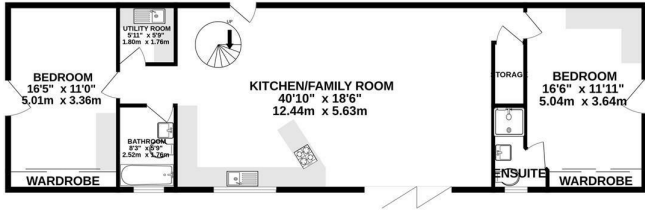
There are mature lawned gardens surrounding the property surrounded by dry stone walls, and having borders and beds of plants and shrubs, together with paved and block paved patio areas. Outside lighting is provided

There is also a useful double storage unit

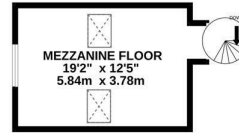


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
1178 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.2 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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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

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, wood burner, 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 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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