



29 Glebe View,  
Barlborough, S43 4WF

OFFERS IN THE REGION OF

£475,000

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WILKINS VARDY

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STUNNING EXECUTIVE FAMILY HOME - STYLISH ACCOMMODATION - PLENTY OF PARKING AND GARAGE - SOUTH FACING REAR GARDEN

Welcome to Glebe View, a charming property located in the village of Barlborough, Chesterfield. This stunning extended detached family home boasts three reception rooms and a lovely orangery, perfect for entertaining guests or simply relaxing with your family. With a superb fitted and integrated dining kitchen, two contemporary bathrooms and four good sized bedrooms, there's plenty of space for all the family.

Parking is made easy with space for up to three vehicles, and an attached single garage and store room, providing added convenience for homeowners. Whether you're looking for a new family home or a place to settle down, Glebe View offers the perfect blend of comfort and style.

Situated in a cul-de-sac position in a popular neighbourhood, the property is well placed for the local amenities, and for commuter links towards Chesterfield, Worksop and the M1 Motorway.

- Stunning Executive Style Detached Family Home in Cul-de-Sac Position
- Superb Dining Kitchen with a range of Integrated Appliances
- Four Good Sized Bedrooms, the Master having a Walk-in Dressing Room
- Ample Off Street Parking & Attached Single Garage/Store
- Popular & Convenient Location
- Three Reception Rooms & Lovely Orangery
- Cloaks/WC & Separate Utility Room
- Contemporary En Suite Shower Room & 4-Piece Family Bathroom
- Enclosed Low Maintenance South Facing Rear Garden
- EPC Rating: C

## General

Gas central heating (Ideal Logic Plus Heat System Boiler)

Sealed unit double glazed windows and doors

Security alarm system

Gross internal floor area - 191.5 sq.m./2062 sq.ft.

Council Tax Band - E

Tenure - Freehold

Secondary School Catchment Area - Heritage High School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard.

A glass panelled staircase rises to the First Floor accommodation.

## Living Room

24'11 x 11'7 (7.59m x 3.53m)

Accessed via French doors from the entrance hall, a spacious reception room with bay window overlooking the front of the property.

A sliding patio door gives access into the ...

## Orangery

12'9 x 9'11 (3.89m x 3.02m)

A lovely triple aspect room with roof lantern and downlighting. An opening leads through into the ...

## Garden Room

8'11 x 8'8 (2.72m x 2.64m)

Having a tiled floor and air conditioning unit. Bi-fold doors overlook and open onto the rear patio.

An opening leads through into the ...

## Dining Kitchen

16'10 x 12'10 (5.13m x 3.91m)

Being part tiled and fitted with a superb range of hi-gloss wall, drawer and base units with under unit lighting, LED plinth lighting and complementary work surfaces over, including a breakfast bar.

Inset 1½ bowl single drainer sink with waste disposal unit and pull out hose spray mixer tap.

Integrated appliances to include two fridges, two freezers, dishwasher, electric oven, steam oven and a 4-ring induction hob with extractor over.

Larder cupboard which also houses the Ideal boiler.

Tiled floor and downlighting to the kitchen area.

A composite door gives access onto the side of the property.

## Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a wash hand basin with vanity unit below and a concealed cistern WC.

Laminate flooring.

## Office/Study

11'6 x 9'2 (3.51m x 2.79m)

A good sized front facing room having panelling to the walls, fitted with laminate flooring and having fitted desk tops.

## Utility Room

10'6 x 5'9 (3.20m x 1.75m)

Having a range of fitted base units with work surface over, including a 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.

A door gives access into the integral garage/Store and a composite door gives access onto the rear of the property.

Laminate flooring.

## On the First Floor

## Landing

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

Loft access hatch.

## Bedroom One

13'4 x 11'8 (4.06m x 3.56m)

A good sized front facing double bedroom having an opening leading through to a walk-in dressing room (9'10 x 5'8). A door gives access to an ...

## En Suite Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with vanity unit below, and a concealed cistern WC.

Fitted tall wall cabinet.

Chrome heated towel rail.

Tiled floor and downlighting.

## Bedroom Two

11'10 x 9'1 (3.61m x 2.77m)

A good sized double bedroom having two windows overlooking the front of the property. Fitted with laminate flooring and having a built-in double wardrobe.

## Bedroom Three

10'4 x 10'1 (3.15m x 3.07m)

A good sized rear facing double bedroom.

## Bedroom Four

9'7 x (2.92m x )

A good sized rear facing single bedroom, fitted with laminate flooring and having a built-in double wardrobe.

## Family Bathroom

Being fully tiled and fitted with a 4-piece white suite comprising a panelled bath with bath/shower centre mixer tap, separate shower cubicle with mixer shower, wash hand basin with vanity unit below and a concealed cistern WC.

Chrome flat panel towel rail.

Tiled floor and downlighting.

## Outside

A shared tarmac drive leads up to an electric gate at the front of the property which opens to a block paved drive providing off street parking and leads to the former double garage which has been converted to form a single garage and a store room, both having light and power.

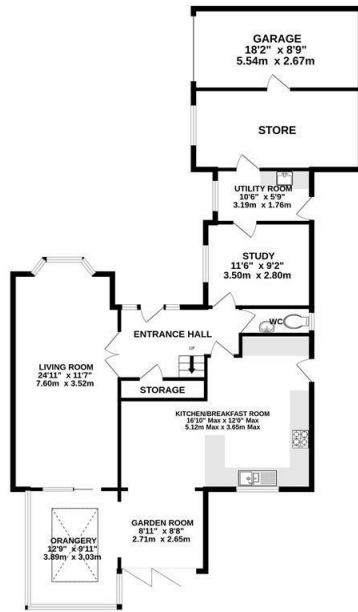
A gate gives access down the side of the property to the enclosed south facing rear garden which comprises a decking area, artificial lawn and a raised garden pond. External lighting and power are provided.



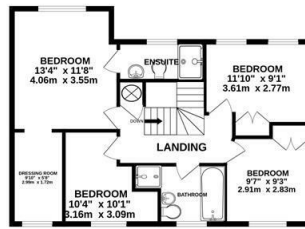




GROUND FLOOR  
1382 sq.ft. (128.4 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 2062 sq ft. (191.5 sq m.) approx.  
While 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		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 Heritage High 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.



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