



5 Spire Heights,
Chesterfield, S40 4TG

OFFERS IN THE REGION OF

£375,000

W
WILKINS VARDY

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STUNNING FOUR BED DETACHED HOUSE - STYLISH ACCOMMODATION - NO UPWARD CHAIN - BROOKFIELD SCHOOL CATCHMENT

Welcome to this stunning detached family home located in the desirable area of Spire Heights, on the edge of the Town Centre. Spanning across 1,156 sq ft, this charming house offers immaculately presented and well appointed accommodation comprising of a modern fitted and integrated dining kitchen, four good sized bedrooms, all with fitted storage, an en suite shower room and family bathroom, together with a spacious dual aspect living room with French doors opening onto a private and enclosed rear garden. With a semi detached garage and off street parking, this property is ideal for a growing family.

Just a short distance from the various amenities in the Town Centre and Train Station, the property is also well placed for routes into Sheffield and towards the M1 Motorway, and sits within the normal catchment area for Brookfield Community School.

- Stunning Double Fronted Detached Family Home on Outskirts of the Town Centre
- Stylish Dual Aspect Dining Kitchen with a range of Integrated Appliances
- Four Good Sized Bedrooms, all having Fitted Wardrobes
- Semi Detached Garage & Car Standing Space
- NO UPWARD CHAIN
- Spacious Living Room with French doors opening to the Rear Garden
- Ground Floor Cloaks/WC
- En Suite Shower Room & Family Bathroom
- Private, Enclosed East Facing Rear Garden
- EPC Rating: C

General

Gas central heating (Ideal Logic Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 107.4 sq.m./1156 sq.ft.
Tenure - Freehold
Council Tax Band - D
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having a tiled floor and a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a 2-piece white suite comprising a corner wash hand basin and a low flush WC.
Tiled floor.

'L' Shaped Dining Kitchen

21'7 x 16'6 (6.58m x 5.03m)
Accessed via French doors from the entrance hall, a fantastic dual aspect room, fitted with a range of white hi-gloss wall, drawer and base units with under unit lighting, plinth lighting and complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, fridge/freezer, wine cooler, electric oven and 4-ring gas hob with glass splashback and stainless steel extractor hood over.
Tiled floor and downlighting.
A uPVC double glazed door gives access onto the rear garden.

Living Room

21'7 x 10'4 (6.58m x 3.15m)
A spacious dual aspect reception room fitted with laminate flooring and having downlighting and two flush ceiling lights.
uPVC double glazed French doors overlook and open onto the rear garden.

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder.
Loft access hatch.

Bedroom One

10'9 x 9'11 (3.28m x 3.02m)
A good sized rear facing double bedroom having a range of fitted wardrobes. A door gives access to an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Chrome heated towel rail.
Tiled floor

Bedroom Two

15'5 x 8'8 (4.70m x 2.64m)
A spacious front facing double bedroom having fitted wardrobes.

Bedroom Three

10'7 x 10'6 (3.23m x 3.20m)
A good sized front facing double bedroom having a range of fitted wardrobes.

Bedroom Four

8'10 x 7'3 (2.69m x 2.21m)
A rear facing single bedroom having a fitted wardrobe.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Outside

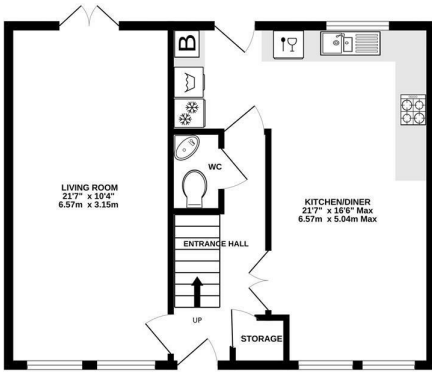
To the front of the property there is a low level walled lawn garden with mature shrubs and a central paved path leading up to the front entrance door.

A gate gives access to the enclosed, private east facing rear garden which comprises a paved patio, lawn with mature shrub borders and hedging, and a corner paved seating area.

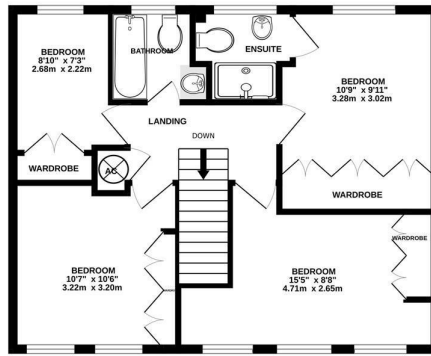
A drive to the side of the property provides off street parking and gives access to a Semi Detached Single Garage.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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) A		89
(81-91) B	79	
(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

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

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 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.



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