



7 Summerfield Road,
Chesterfield, S40 2LJ

OFFERS IN THE REGION OF

£270,000

W

WILKINS VARDY

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£270,000

THREE BED DETACHED - RE-FITTED SHOWER ROOM - OFF STREET PARKING - SOUTH FACING REAR GARDEN - NO CHAIN

Welcome to this generously proportioned detached house located on Summerfield Road. This property boasts a spacious 901 sq. ft. of living space, perfect for a family looking for a new home. As you step inside, you are greeted by a spacious entrance hall, with a door opening to the dual aspect reception room having French doors opening onto the enclosed south facing rear garden. With a good sized kitchen, three double bedrooms, and a re-fitted shower room, there is plenty of space for everyone.

Located on the outskirts of the Town Centre, the property is within easy access of local schools and amenities, and Queen's Park is nearby.

Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.

• Generously Proportioned Detached House • Spacious Dual Aspect Reception Room

• Good Sized Kitchen/Diner with Integrated • Three Double Bedrooms

Cooking Appliances

• Re-Fitted Shower Room • Off Street Parking

• Enclosed South Facing Rear Garden with • NO UPWARD CHAIN

Outbuildings

• Popular & Convenient Location • EPC Rating: D

General

Gas central heating (Worcester Bosch Combi Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 83.7 sq.m./901 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A uPVC double glazed door opens into a ...

Spacious Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

21'4 x 12'10 (6.50m x 3.91m)

A spacious dual aspect reception room having a feature stone fireplace with a marble hearth and an open grate.

uPVC double glazed French doors overlook and open onto the rear of the property.

Kitchen/Diner

14'5 x 9'11 (4.39m x 3.02m)

Fitted with a range of cream 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 an electric oven and hob with extractor over.

Included in the sale is a slimline fridge.

A door gives access to a useful built-in under stair store.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

11'10 x 10'11 (3.61m x 3.33m)

A spacious rear facing double bedroom.

Bedroom Two

11'10 x 7'8 (3.61m x 2.34m)

A front facing double bedroom.

Bedroom Three

10'11 x 9'2 (3.33m x 2.79m)

A good sized rear facing double bedroom.

Re-Fitted Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a walk-in

shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Built-in storage cupboard housing the gas boiler.

Chrome flat panel heated towel rail.

Vinyl flooring.

Outside

Gates at the front of the property open onto a driveway which provides off street parking for one car.

A gate gives access down the side of the property to the enclosed south facing rear garden which comprises of a paved patio and a lawn with apple tree. There is a large brick built outbuilding currently used as a Utility Area which has a WC, water and electric.



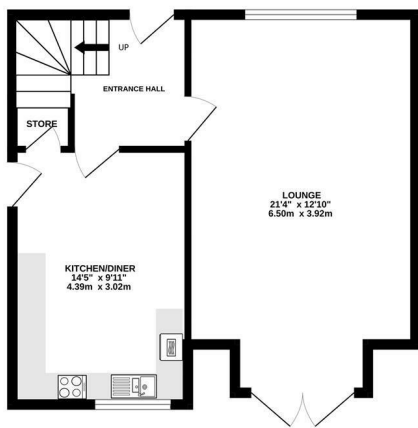
aprift
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

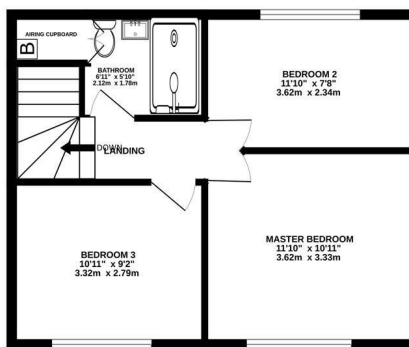
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
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

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RICS

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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Parkside 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 Consultant.



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