



18 Hulford Street,
Chesterfield, S41 9SF

£435,000

W
WILKINS VARDY

£435,000

£11,750 STAMP DUTY PAID - SUPERB FAMILY HOME BUILT IN 2020 - FOUR DOUBLE BEDROOMS - DETACHED GARDEN ROOM / HOME OFFICE WITH HOT TUB AREA

With four spacious bedrooms and two well-appointed bathrooms, this detached house is designed to cater to the needs of a growing family.

As you step inside, you will be greeted by a high specification interior that exudes style and sophistication. The generous reception room provides an inviting space for relaxation and entertaining, while the modern kitchen is equipped to meet all your culinary needs.

The property boasts beautifully landscaped gardens, creating a serene outdoor oasis. A fantastic garden room/office provides an ideal space for remote work or leisure activities, while the covered hot tub area invites you to unwind and enjoy the tranquil surroundings.

Situated in this desirable semi-rural development, this home is ideally placed for easy access to Chesterfield and Sheffield / Dronfield. Whether you are commuting for work or seeking local amenities, you will find everything you need within a short distance.

- *** INCENTIVE - £11,750 STAMP DUTY PAID
- ***
- Ground Floor Cloaks/WC
- Four Double Bedrooms
- Garden Room with Attached Store & Covered Hot Tub Area
- Integral Garage & Driveway Parking
- Superb Detached Family Home with Good Sized Living Room
- Contemporary Fitted Kitchen with Utility Room off
- En Suite Shower Room & Family Bathroom
- Enclosed Low Maintenance South East Facing Rear Garden
- EPC Rating: B

General

Gas central heating (Ideal Logic System Boiler)
uPVC sealed unit triple glazed windows and doors
Gross internal floor area - 150.9 sq.m./1624 sq.ft. (including Garage & Garden Room)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

Stamp Duty Incentive

The seller agrees to pay the standard rate stamp duty land tax on an asking price offer, equating to £11,750. The stamp duty will be paid at the point that the sale completes.

On the Ground Floor

A composite front entrance door with glazed side panels opens into an ...

Entrance Hall

Having a tiled floor. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.
Tiled floor.

Living Room

15'5 x 11'6 (4.70m x 3.51m)
A good sized front facing reception room.

Kitchen/Diner

18'8 x 10'6 (5.69m x 3.20m)
Fitted with a contemporary range of light grey hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, electric oven and 4-ring induction hob with stainless steel splashback and extractor over.
Tiled floor, downlighting and pendant lighting.
uPVC double glazed French doors overlook and open onto the rear garden.
A door gives access into a ...

Utility Room

10'2 x 5'11 (3.10m x 1.80m)
Fitted with a range of light grey hi-gloss wall and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap and having a tiled splashback.
Integrated washing machine.
Tiled floor.
A door gives access onto the rear of the property.

On the First Floor

Landing

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

Master Bedroom

15'1 x 11'10 (4.60m x 3.61m)
A good sized rear facing double bedroom, having a range of built-in wardrobes along one wall. A door gives access to an ...

En Suite Shower Room

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

Bedroom Two

11'10 x 9'6 (3.61m x 2.90m)
A good sized rear facing double bedroom.

Bedroom Three

11'2 x 9'10 (3.40m x 3.00m)
A front facing double bedroom.

Bedroom Four

10'6 x 9'10 (3.20m x 3.00m)
A front facing double bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Outside

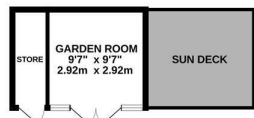
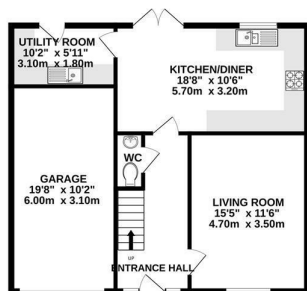
To the front of the property there is a tarmac drive providing off street parking, leading to an Integral Single Garage, and there is also an electric vehicle charging point. There is also a lawned garden with hedged border.

There is access down both sides of the property to the enclosed south east facing rear garden, where there is a paved pathway. Steps from here lead down onto a porcelain tiled patio/seating area. A further step leads down to a Garden Room (9'7 x 9'7) which has French doors with glazed side panels, light and power. There is also an Attached Store with lighting and a covered deck area suitable for a hot tub.

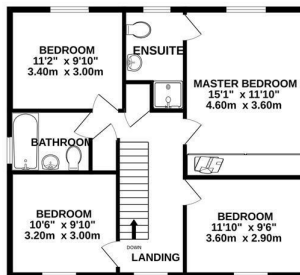
There is external lighting and power points, and an outside water tap.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 1624 sq.ft. (150.9 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		93
(81-91) B	84	
(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

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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 Outwood Academy Newbold 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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