



39 Steeple Grange,
Chesterfield, S41 0HU

OFFERS IN EXCESS OF

£357,700

W
WILKINS VARDY

OFFERS IN EXCESS OF

£357,700

SUPERB FOUR BED DETACHED FAMILY HOME

This superb four bedroomed, two 'bathroomed' detached family home offers stylish and well appointed accommodation which includes a generous bay fronted living room, a ground floor cloaks/WC, utility room, and a modern open plan dining kitchen having French doors which open onto an attractive, enclosed east facing rear garden. With off street parking and an integral garage, this is an ideal home for a growing family.

Located in a cul-de-sac on this popular estate, the property is ideally situated for the Train Station and access into the Town Centre, and also for commuters needing access to the M1 Motorway.

- Superb Bay Fronted Family Home
- Cul-de-Sac Position
- Generous Living Room
- Modern Kitchen/Diner
- Utility Room & Cloaks/WC
- Four Good Sized Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Integral Garage & Off Street Parking
- Attractive Gardens
- EPC Rating: B

General

Gas central heating (Glow Worm Ultracom Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 122.2 sq.m./1316 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with vinyl flooring. An open plan staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with vinyl flooring and having a 2-piece white suite comprising of a low flush WC and corner pedestal wash hand basin with tiled splashback.

Living Room

16'1 x 10'9 (4.90m x 3.28m)
A generous bay fronted reception room.

Open Plan Kitchen/Diner

22'6 x 11'3 (6.86m x 3.43m)
Fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and 5-ring gas hob with glass splashback and extractor canopy over.
Downlighting to the kitchen area, and vinyl flooring.
uPVC double glazed French doors overlook and open onto the rear of the property.
A further door opens to the ...

Utility Room

5'11 x 5'3 (1.80m x 1.60m)
Having a fitted worktop with upstands, and incorporating a single drainer stainless steel sink with mixer tap.
Single base unit.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Vinyl flooring.
A composite entrance door gives access onto the side of the property.

On the First Floor

Landing

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

Master Bedroom

13'5 x 11'5 (4.09m x 3.48m)
A generous rear facing double bedroom having a range of fitted wardrobes. A door gives access into the ...

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.
Vinyl flooring.

Bedroom Two

11'2 x 10'9 (3.40m x 3.28m)
A good sized rear facing double bedroom, currently used as a dressing room.

Bedroom Three

10'9 x 8'1 (3.28m x 2.46m)
A good sized front facing double bedroom.

Bedroom Four

10'1 x 8'9 (3.07m x 2.67m)
A good sized front facing double bedroom.

Family Bathroom

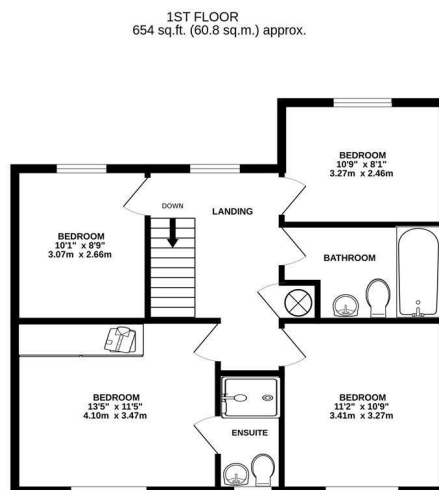
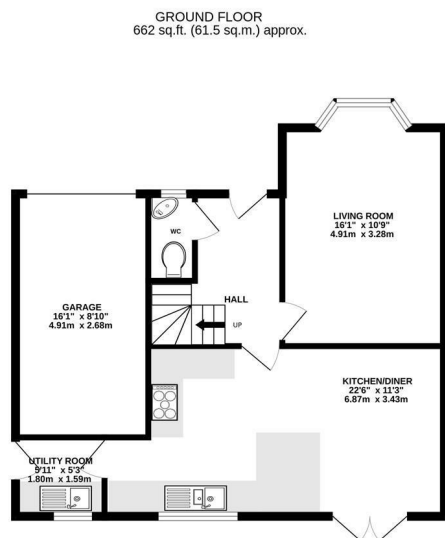
Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.
Chrome heated towel radiator.
Vinyl flooring.

Outside

To the front of the property there is a decorative plum slate garden with planted borders, alongside a block paved driveway providing off street parking, leading to an integral single garage having an 'up and over' door.

A path gives access down the side of the property to a gate which opens to the rear garden, which is east facing and comprises a paved patio and lawn with mature planted borders.





TOTAL FLOOR AREA : 1316 sq.ft. (122.2 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.

Made with Metropix C2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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

Zoopa.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation
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.

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.

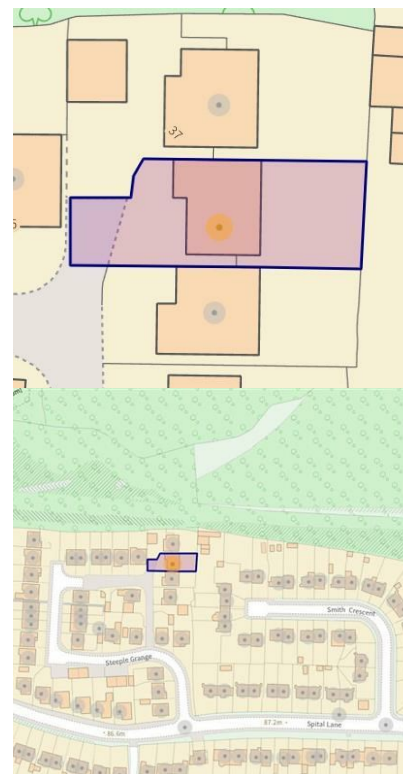
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varidy.co.uk