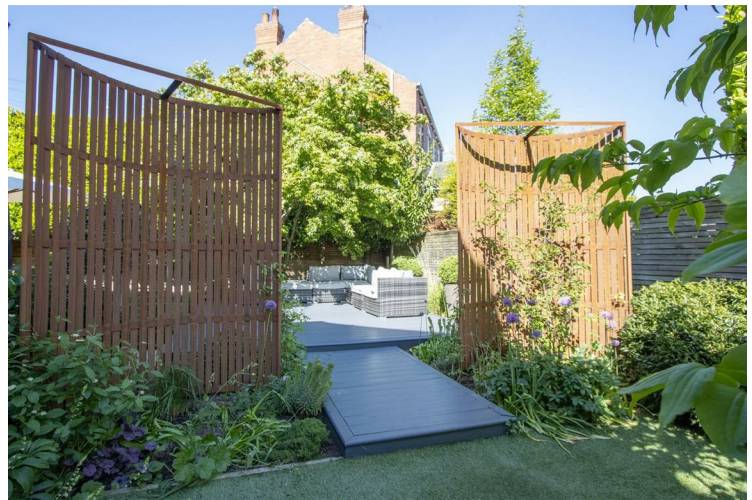




12 New Queen Street,
Chesterfield, S41 7ET

OFFERS IN THE REGION OF

£390,000

W
WILKINS VARDY

OFFERS IN THE REGION OF

£390,000

SUPERB DETACHED FAMILY HOME - EDGE OF TOWN CENTRE LOCATION - LANDSCAPED GARDENS

Located on the outskirts of the Town Centre is this attractive detached family home which offers an impressive 1114 sq.ft. of well proportioned and immaculately presented accommodation over three floors. The property boasts two good sized bay windowed reception rooms, ideal for both relaxation and entertaining guests, together with a modern re-fitted kitchen which has a range of integrated appliances. With three double bedrooms and a spacious 4-piece bathroom, this property is sure to attract a variety of buyers. Outside, there is off street parking for one car and superb landscaped gardens.

The location is particularly appealing, with local amenities, schools, and parks within easy reach, making it an excellent choice for families and professionals alike.

This charming residence presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well appointed home. Don't miss the chance to make this lovely property your own.

- Superb Detached Family Home with accommodation over Three Floors
- Re-Fitted Galley Kitchen with Integrated Appliances
- Spacious 4-Piece Family Bathroom
- Brookfield School Catchment
- EPC Rating: E
- Two Good Sized Reception Rooms, both with Bay Windows
- Three Double Bedrooms
- Car Standing Space & Landscaped Gardens
- Edge of Town Centre Location

General

Gas central heating (Worcester Bosch Combi Boiler)
Mixture of uPVC and timber framed sealed unit double glazed and single glazed windows
Gross internal floor area - 103.5 sq.m./1114 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite side entrance door with original stained glass pane opens into a ...

Entrance Hall

Having an under stair storage area suitable for coats/shoes.

Lounge

12'11 x 12'7 (3.94m x 3.84m)
A good sized bay fronted reception room having an inset gas real flame fire with a stone surround.
Solid oak flooring.
Original coving and picture rail.

Open Plan Dining Room/Kitchen

Dining Room

14'11 x 11'11 (4.55m x 3.63m)
A second good sized reception room, being dual aspect and having a bay window overlooking the side garden.
This room has a feature fireplace with Robeys multi-fuel stove.
Solid oak flooring, picture rail, downlighting and pendant lighting.
A door gives access to the staircase which rises to the First Floor accommodation.
An opening leads through into the ...

Re-Fitted Galley Kitchen

13'0 x 7'11 (3.96m x 2.41m)
A dual aspect room, designed and re-fitted in January 2025 by Oti Interiors. Fitted with a range of grey wall, drawer and base units with complementary quartz work surfaces and upstands, including a breakfast cupboard.
Inset sink with Qooker 3-in-1 boiling water tap.
Integrated appliances to include a fridge/freezer, slimline dishwasher, washing machine, Neff electric oven and hob with extractor over.
Cupboard housing the gas boiler.
Engineered oak flooring with under floor heating, and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Master Bedroom

12'11 x 10'10 (3.94m x 3.30m)
A good sized front facing double bedroom having a picture rail and some under stair storage.

Bedroom Two

9'10 x 9'3 (3.00m x 2.82m)
Accessed via sliding doors from the landing, a rear facing double bedroom, currently used as a dressing room.

Family Bathroom

A spacious dual aspect room, fitted with a white 4-piece suite comprising of a fully tiled walk-in shower enclosure with mixer shower, freestanding bath with centre mixer tap, wash hand basin with tiled splashback and low flush WC.
Two chrome heated towel rails.
Tiled floor with underfloor heating, and downlighting.

On the Second Floor

Bedroom Three

17'1 x 12'11 (5.21m x 3.94m)
A good sized double bedroom, which would also make an ideal work from home space, having a gable end window and two Velux windows.
This room also has plumbing for an en suite.
Two eaves access panels.
Oak flooring.

Outside

Double gates to the front of the property open onto a block paved drive providing off street parking. There is also a low level walled and hedged forecourt garden

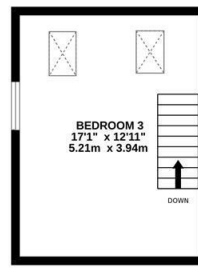
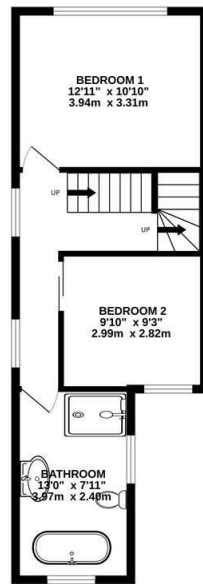
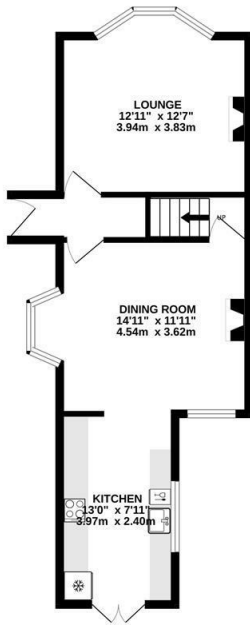
To the rear and side of the property there are attractive landscaped gardens which consist of a paved patio, low level box hedging with plants, shrubs and trees, and a raised deck seating area. A deck walkway leads to an artificial lawn with mature, well stocked borders. The garden has been designed by Bestall & Co. Landscape Design Ltd.



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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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RICS



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, gas fire, multi-fuel stove, 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.

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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