



11 Spring Bank Road,
Chesterfield, S40 1NL

OFFERS IN THE REGION OF

£450,000

W
WILKINS VARDY

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£450,000

CHARMING 4 BED EDWARDIAN FAMILY HOME - TWO GARAGES - EDGE OF TOWN CENTRE LOCATION

This charming Edwardian double fronted detached family home offers an impressive 1389 sq.ft. of traditional and modern accommodation. The property boasts two well appointed reception rooms, providing ample space for both relaxation and entertaining. The heart of the home, the open plan kitchen/dining room features a welcoming atmosphere, where family gatherings and social events can be enjoyed. With four good sized bedrooms, there is plenty of room for everyone, ensuring that each family member has their own private sanctuary. The two bathrooms add convenience and comfort, catering to the needs of a busy household.

One of the standout features of this property is the extensive parking available and the attractive gardens.

Located on the edge of the Town Centre, the property is just a short distance from local shops, amenities, train/bus station and Queen's Park, and is within the normal catchment area for Brookfield Community School.

- Edwardian Double Fronted Detached Family Home
- Two Good Sized Reception Rooms
- Modern Kitchen with Dining Room off
- Ground Floor Bathroom/WC
- Four Good Sized Bedrooms
- Contemporary Shower Room
- Two Substantial Garages with Side Store & Ample Off Street Parking
- Attractive, Mature Enclosed Rear Garden
- Edge of Town Centre Location & Brookfield School Catchment
- EPC Rating: TBC

General
Gas central heating (Baxi Duotec Combi Boiler)
Sealed unit double glazed windows and doors
Solar panels
Gross internal floor area - 129.0 sq.m./1389 sq. ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A timber and leaded glass front entrance door opens into a ...

Entrance Porch
Having a tiled floor. An internal door opens into a ..

Entrance Hall
Having a staircase which rises to the First Floor accommodation.
There is also a door to a cellar head leading down to the cellar (12'1 x 8'11).

Living Room
12'2 x 11'11 (3.71m x 3.63m)
A good sized front facing reception room, having a feature fireplace with a multi-fuel stove sat on a slate hearth.
Laminate flooring, picture rail and coving.

Sitting Room
12'2 x 12'0 (3.71m x 3.66m)
A second good sized reception room, currently used as a bedroom. Having varnished wood flooring and coving.

Family Bathroom
Being part wood panelled and having a white 3-piece suite comprising of a freestanding cast iron roll top bath, high flush WC and wash hand basin.
Vintage style radiator.
Tiled floor.

Open Plan Dining Kitchen

Kitchen
11'4 x 9'5 (3.45m x 2.87m)
Fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces/breakfast bar and upstands.
Inset single drainer stainless steel sink with flexible mixer tap.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a freestanding cooker with glass splashback and fitted extractor hood over.
Tiled floor.
An open archway leads through into the ...

Dining Room
10'10 x 10'0 (3.30m x 3.05m)
A good sized room having a tiled floor and space for a fridge/freezer.
French doors overlook and open onto the rear garden.

On the First Floor

Landing
With loft access hatch.

Bedroom One
12'3 x 12'0 (3.73m x 3.66m)
A good sized front facing double bedroom.

Bedroom Two
12'2 x 11'9 (3.71m x 3.58m)
A good sized front facing double bedroom.

Study/Office
6'11 x 3'6 (2.11m x 1.07m)

Bedroom Three
11'0 x 9'8 (3.35m x 2.95m)
A good sized rear facing double bedroom

Bedroom Four
9'5 x 8'0 (2.87m x 2.44m)
A good sized rear facing single bedroom, currently used as a dressing room.

Shower Room
Being part tiled/part waterproof boarding and fitted with a contemporary white suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below and a concealed cistern WC.
Chrome vertical flat panel radiator.
Tiled floor and downlighting.
Built-in airing cupboard housing the gas boiler.

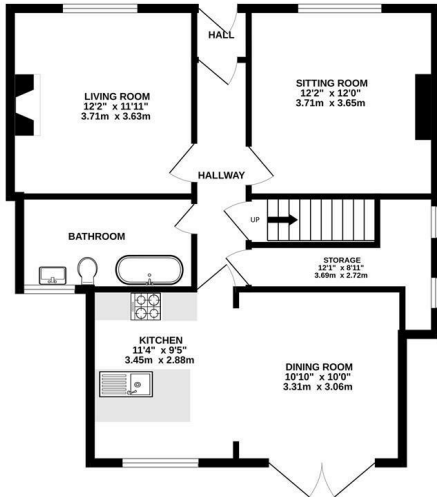
Outside
To the front of the property there is a walled, lawned garden split by a path and steps which leads up to the front entrance door.

A driveway to the side of the property provides off street parking, where double gates open to give access to additional parking and access to Two Brick Built Garages (both measuring 17'11 x 10'1) and a Store. There is also a side decking area with pergola.

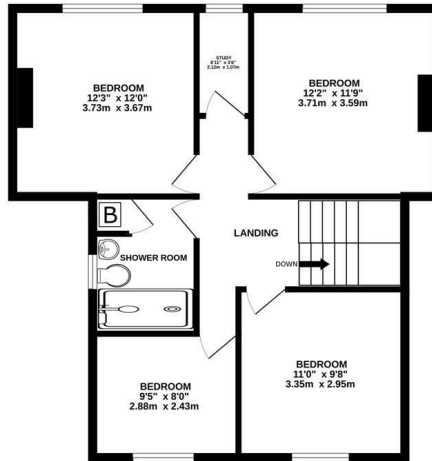
There is an attractive rear garden which comprises of a lower level with steps up to a paved seating area/patio. Further steps lead up to a lawn with mature borders of plants, trees and shrubs.



GROUND FLOOR
720 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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		88
(81-91) B		
(69-80) C		72
(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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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, multi-fuel stove, extractor hood, 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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