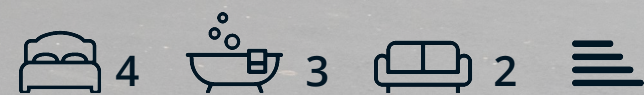**DALES & PEAKS**

Elmslea Somersall Lane
, Chesterfield, S40 3LA

£895,000

4   3   2

Elmslea Somersall Lane

, Chesterfield, S40 3LA

Located in unarguably one of the most desirable postcodes in Chesterfield, situated on the highly sought-after Somersall Lane, this development presents a unique opportunity to purchase a characterful new build home in this exceptionally desired location. Constructed by local builder, Rutland Properties, this bespoke development consists of 3 individually designed homes, crafted around modern day life.

Welcome to Elmslea, a charming and elegantly styled 4 double bedroom executive family home, architecturally designed to blend into the eclecic period facade of Somersall Lane. Offering a truly spacious 2529 sqft of accommodation over 2 storeys, the property features an open plan living and dining island kitchen, a designated ground floor office providing ample work-from-home space, a separate formal lounge, generously sized bedrooms including beds 1 and 2 with en-suite shower room, an integral single garage, ample off road parking and a private garden to the rear of the property.

2 x AEG 8000 Series Built in Multifunction Ovens
AEG Series 8000 Built in Combination Microwave
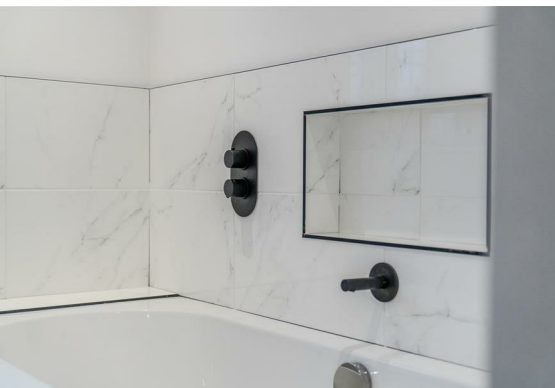AEG Black Warming Drawers
AEG Series 8000 Black Induction Hob with Built in Extractor (4 ring)
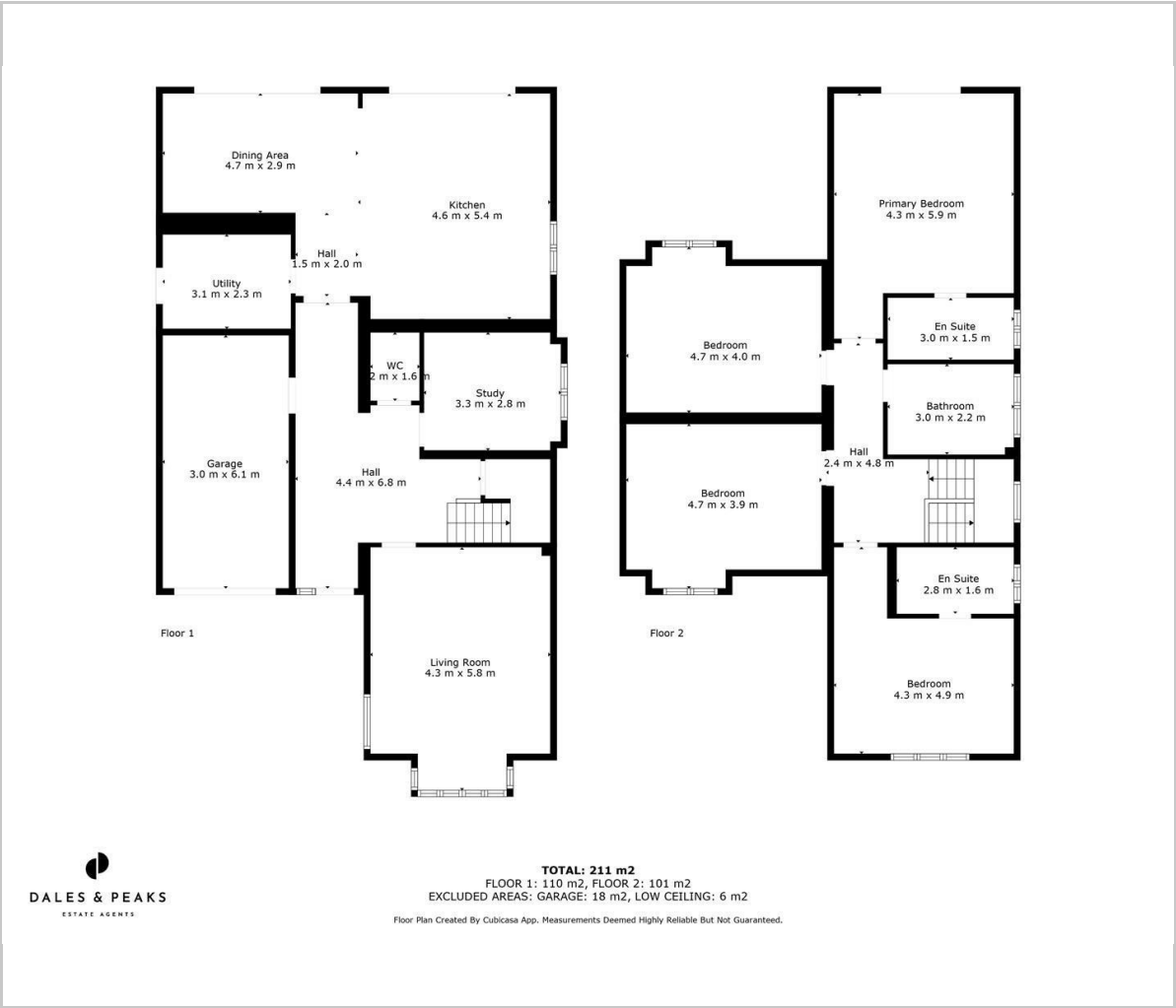Samsung Family Hub Freestanding Fridge Freezer with Interactive Smart Screen

AEG Built in Black Bottle Wine Cooler
AEG Series 9000 Integrated Full Size Dishwasher
Quooker Fusion Round PRO3 Brass 4 in 1 Boiling water Tap
Oak Herringbone Floor throughout

Floor Plan

Dining Area
4.7 m x 2.9 m

Kitchen
4.6 m x 5.4 m

Hall
1.5 m x 2.0 m

Utility
3.1 m x 2.3 m

WC
2 m x 1.6 m

Study
3.3 m x 2.8 m

Garage
3.0 m x 6.1 m

Hall
4.4 m x 6.8 m

Floor 1

Living Room
4.3 m x 5.8 m

Primary Bedroom
4.3 m x 5.9 m

En Suite
3.0 m x 1.5 m

Bedroom
4.7 m x 4.0 m

Bathroom
3.0 m x 2.2 m

Hall
2.4 m x 4.8 m

Bedroom
4.7 m x 3.9 m

En Suite
2.8 m x 1.6 m

Floor 2

Bedroom
4.3 m x 4.9 m

DALES & PEAKS
ESTATE AGENTS

TOTAL: 211 m2
FLOOR 1: 110 m2, FLOOR 2: 101 m2
EXCLUDED AREAS: GARAGE: 18 m2, LOW CEILING: 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

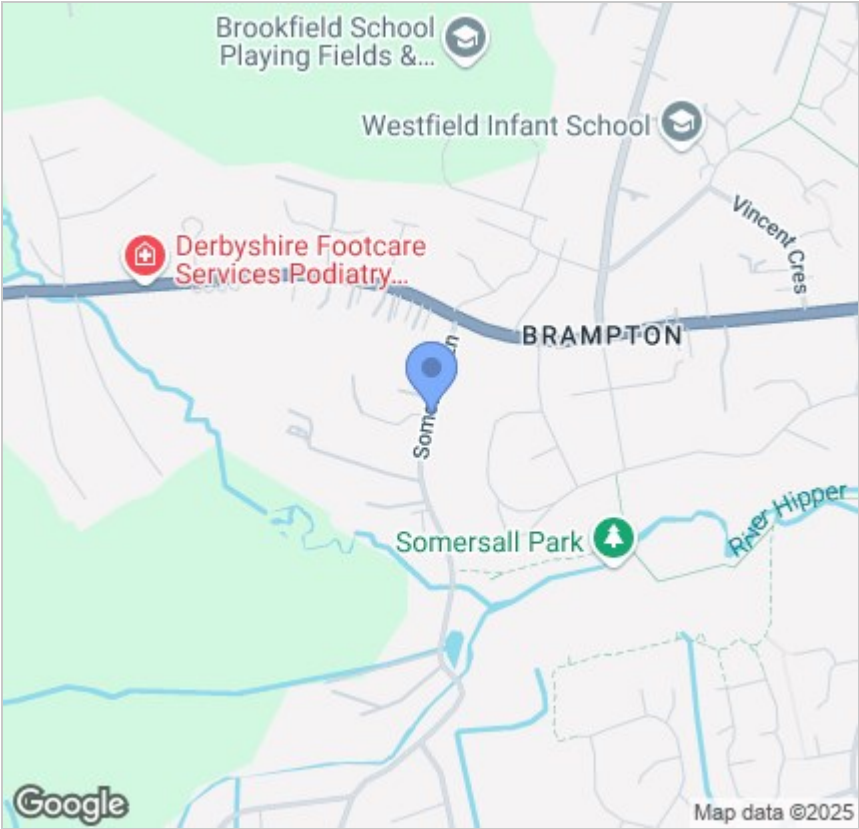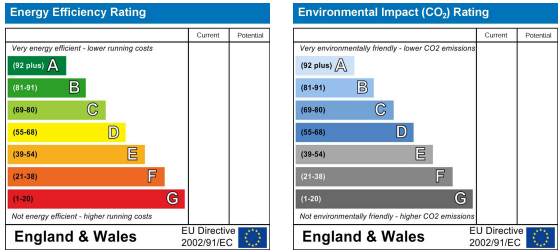## Area Map

Energy Efficiency Graph

Viewing

Please contact our Chesterfield Office on 01246 567540

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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