DALES & PEAKS

FOR SALE

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ESTATE AGENTS
FOR SALE
TEL: 01246 567540 · dalesandpeaks.co.uk
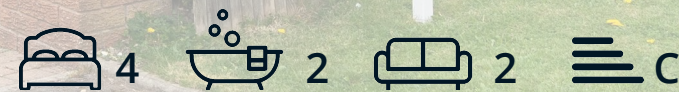
20 Dukes Drive
, Chesterfield, S41 8QG

£395,000

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20 Dukes Drive
, Chesterfield, S41 8QG

Located on this incredibly sought after street, this 4 bedroom detached home offers deceptively spacious living accommodation and fantastic flexibility, perfectly suited to a growing family.

Offering a spacious 1560 sqft of accommodation over 2 storeys, the layout is ideal for family life and the property features 2 formal reception rooms, a modern kitchen with separate utility room, an internal single garage, a beautifully landscaped garden, 4 generously sized bedrooms and 2 bathrooms, including the master en-suite shower room.

The ground floor comprises; entrance hallway, ground floor WC, bay-fronted family lounge with feature fireplace, modern kitchen with integrated oven and induction hob, separate utility room with access to the rear garden and internal garage and a formal dining room with patio doors to the rear garden.
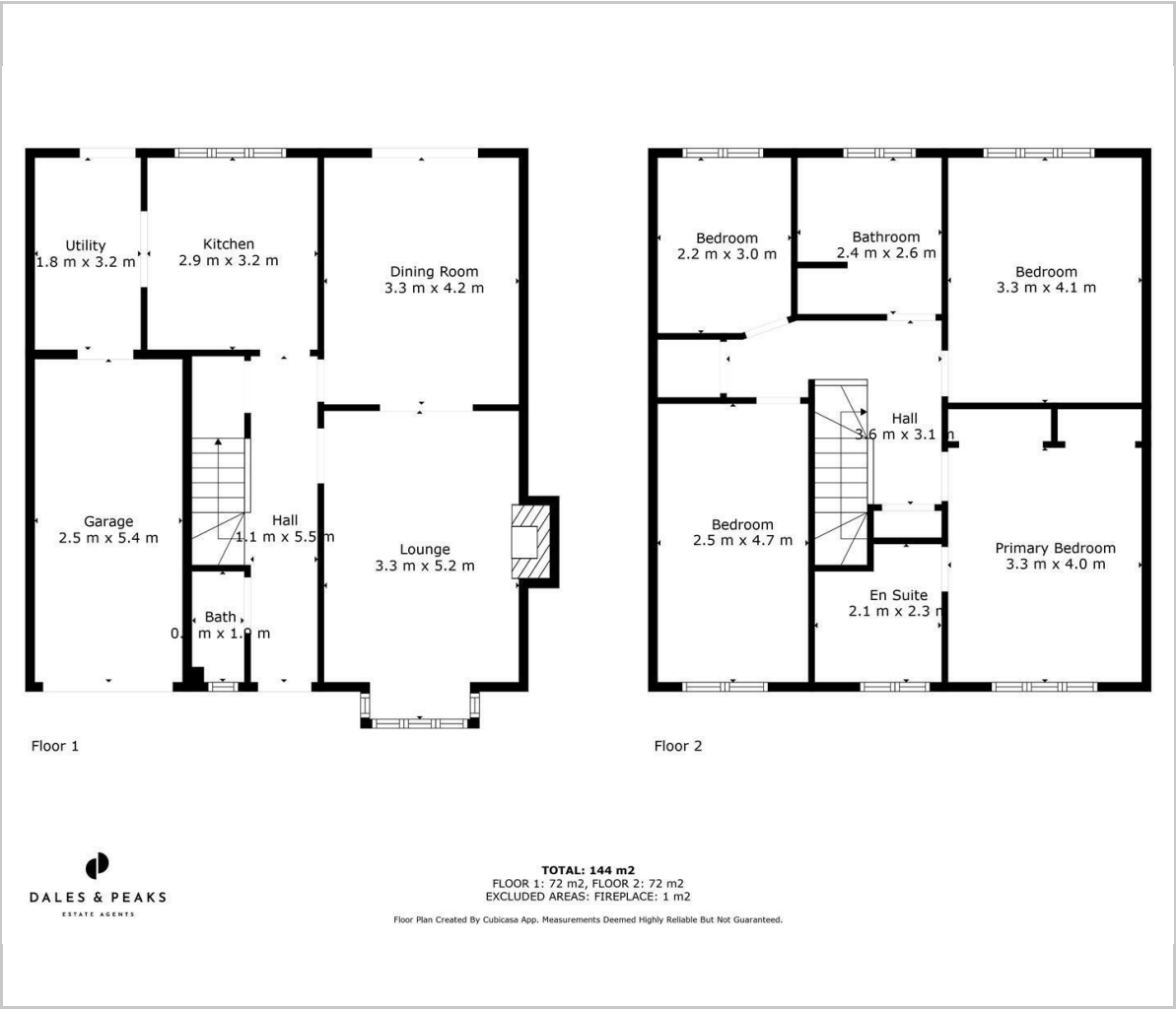
The first floor comprises; family bathroom with separate bath and shower, 4 good sized bedrooms. Two bedrooms including the master bedroom have fitted wardrobes and the master bedroom offers an en-suite shower room.

Dales & Peaks ForwardMove please read

Floor Plan

Floor 1

Utility 1.8 m x 3.2 m

Kitchen 2.9 m x 3.2 m

Dining Room 3.3 m x 4.2 m

Garage 2.5 m x 5.4 m

Hall 1.1 m x 5.5 m

Lounge 3.3 m x 5.2 m

Bath 0.? m x 1.? m

Floor 2

Bedroom 2.2 m x 3.0 m

Bathroom 2.4 m x 2.6 m

Bedroom 3.3 m x 4.1 m

Hall 3.6 m x 3.1 m

Bedroom 2.5 m x 4.7 m

Primary Bedroom 3.3 m x 4.0 m

En Suite 2.1 m x 2.3 m

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TOTAL: 144 m2
FLOOR 1: 72 m2, FLOOR 2: 72 m2
EXCLUDED AREAS: FIREPLACE: 1 m2

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

Area Map

Energy Efficiency Graph

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	73	80

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

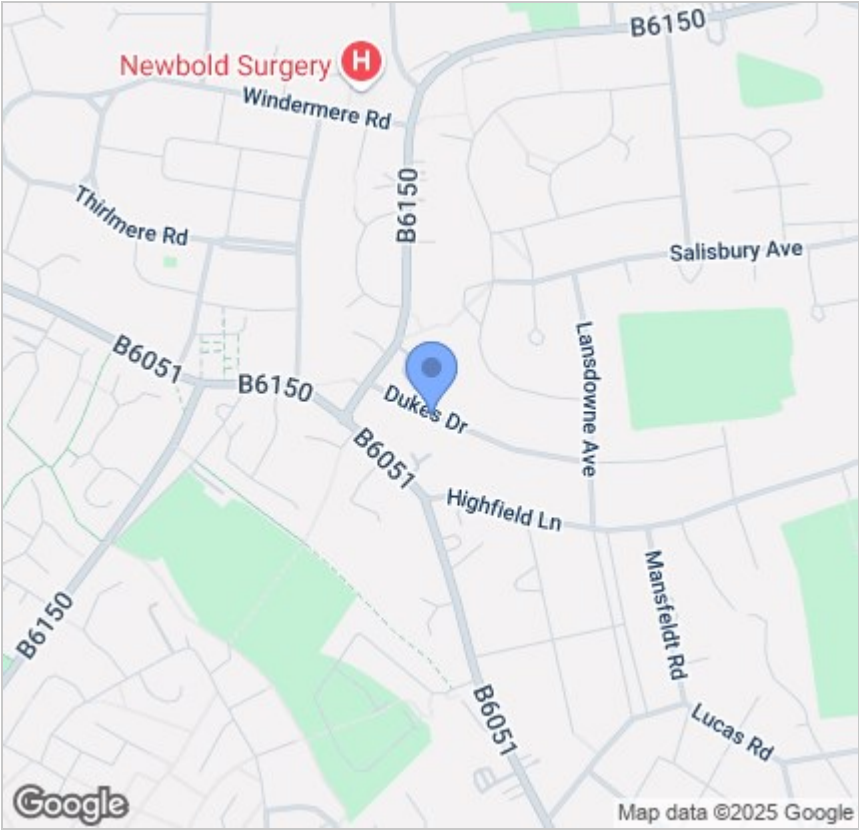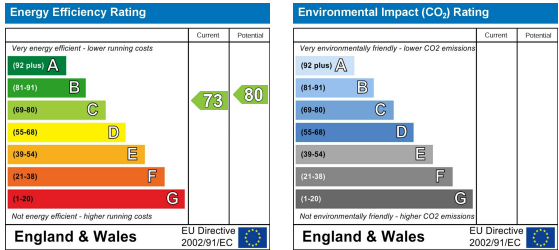England & Wales — EU Directive 2002/91/EC

Viewing

Please contact our Chesterfield Office on 01246 567540

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

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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The National Approved Letting Scheme

APIP The Association of Professional Inventory Providers

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