



Marketing Preview



32 Limekiln Way, Barlborough, Chesterfield, S43 4WB

£360,000

Bedrooms 4, Bathrooms 3, Reception Rooms 2



**** GUIDE PRICE £360,000 - £375,000**** A beautifully presented, modern and spacious throughout four bedroom detached situated in a popular residential area. Offering converted garage into extra snug/playroom, master bedroom with ensuite and conservatory. Also having off road parking and low maintenance garden. The property is positioned close to great local amenities and great road links to the M1 Motorway, Sheffield and Chesterfield. The property is also within close proximity to a choice of local schools making it the ideal family home!

SUMMARY

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HALLWAY

Enter through composite door into hallway with tiled flooring and neutral decor. Spot lighting, radiator and stair rise to first floor landing. Door to lounge.

LOUNGE 12'11" x 13'5"

A bright and spacious lounge with carpet flooring and neutral decor. Ceiling light, radiator and bay window. Folding doors into kitchen.

KITCHEN 20'5" x 9'1"

A spacious kitchen fitted with modern wall and base units, wooden worktops and tiled splash backs. Belfast sink with mixer tap. Oven, three in one microwave and grill oven. Induction hob and extractor fan. Integrated fridge, freezer, dishwasher and bin. Spot lighting, two vertical radiators and window. Doors to utility room and conservatory.

DOWNSTAIRS WC 4'10" x 3'10"

Comprising of close coupled WC and wall mounted sink. Ceiling light, radiator and obscure glass window. Tiled flooring and neutral decor.

UTILITY ROOM 4'7" x 4'11"

Fitted with wall and base units, wooden worktops and sink. Boiler and under counter space for washing machine. Ceiling light, door to rear garden and downstairs WC.

SNUG/PLAYROOM 17'4" x 8'3"

Useful space with laminate flooring and neutral decor. Spot lighting, vertical radiator and window. Door to under stairs storage cupboard.

CONSERVATORY 16'2" x 8'9"

Great extra living space with laminate flooring and solid roof. Spot lighting, vertical radiator and double doors onto rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with spot lighting and access to part boarded loft. Doors to four bedrooms and bathroom.

BEDROOM ONE 12'10" x 11'5"

A spacious double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window. Door to storage cupboard and ensuite.

ENSUITE 5'9" x 5'2"

Comprising of corner cubicle with plumbed in shower, close coupled WC and vanity unit with sink. Ceiling light, radiator and obscure glass window. Tiled flooring and part tiled walls.

BEDROOM TWO 13'11" x 9'1"

A second double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and two windows.

BEDROOM THREE 11'4" x 10'0"

A third good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM FOUR 8'9" x 8'9"

A fourth single bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BATHROOM 6'9" x 6'2"

Comprising of bath with screen and plumbed in shower. Sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Tiled flooring and tiled walls.

OUTSIDE

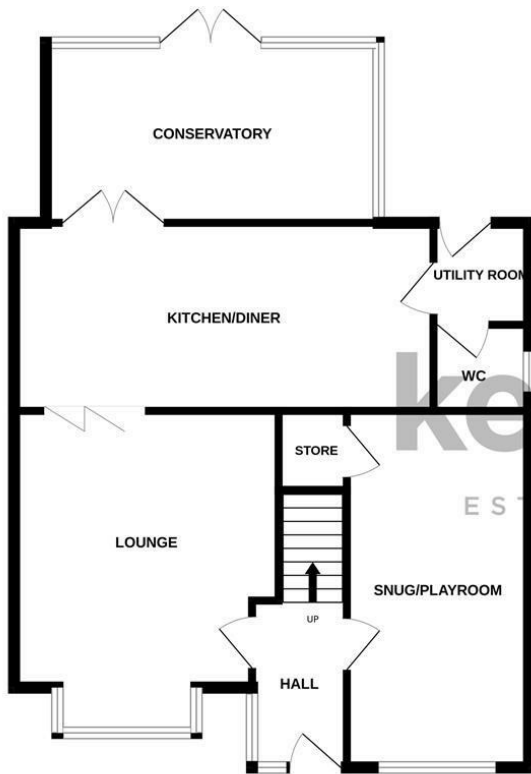
To the front of the property is a driveway and feature pebbled area.

To the rear of the property is an enclosed low maintenance garden spilt over two levels with artificial grass and patio area. Steps to decked area, shed and access to side of the property.

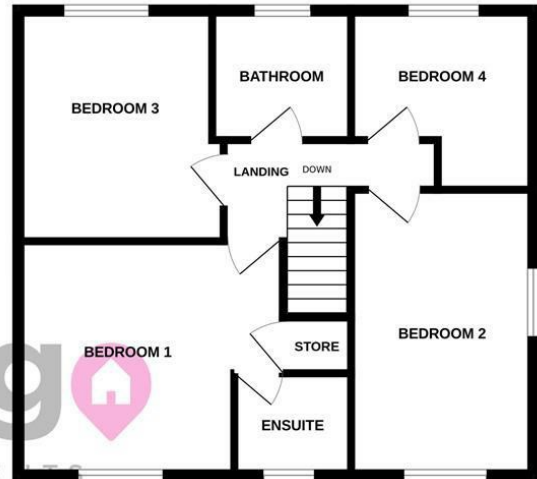
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

