

## Marketing Preview



**25 Colliers Trek, Barlborough, Chesterfield, S43 4WE**

**£380,000**

**Bedrooms 4, Bathrooms 3, Reception Rooms 2**



**\*\*\*GUIDE PRICE £380,000 - £390,000\*\*\* CHAIN FREE!!** A unique opportunity to purchase this renovated to a high standard, ultra modern and extended four bedroom detached property which is tucked away on a corner plot. Offering master bedroom with ensuite, downstairs WC and open plan kitchen/family space. Also having ample off road parking, garage and landscaped garden. The property is well positioned for fantastic local amenities and road links to both Chesterfield and Sheffield. Close to a range of local schools, this property would make the ideal family home!

## SUMMARY

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## HALLWAY

Enter through composite door into hallway with laminate flooring and feature tiled wall. Spot lighting, stair rise to first floor landing and door to lounge.

## LOUNGE 13'1" x 13'1"

A bright good sized lounge with feature tiled wall, laminate flooring and under floor heating. Ceiling light, TV point and walk in bay window to the front. Door to storage cupboard and double doors to kitchen/living space.

## KITCHEN/LIVING SPACE 20'4" x 22'2"

Effectively extended open family space fitted with ample high gloss two tone wall and base units, two tone worktops and breakfast bar. Two single oven, microwave and wine fridge. Integrated fridge/freezer, two integrated dishwashers and warming draw. Spot lighting, three velux windows and tiled flooring with under floor heating. Bi-folding doors to garden and opening to utility room.

## UTILITY ROOM 5'2" x 4'11"

With continued wall units and worktops. Under counter space for washing machine and tumble dryer. Spot lighting, tiled flooring and doors to downstairs WC and outside.

## DOWNSTAIRS WC 4'11" x 3'11"

Comprising of vanity unit with wash basin and close coupled WC. Automatic spot lighting, fully tiled walls and flooring.

## STAIRS/LANDING

Stair rise to first floor landing with spot lighting an access to loft. Doors to four bedrooms and bathroom.

## MASTER BEDROOM 13'1" x 11'5"

A generous sized bright double bedroom with carpet flooring and feature wallpapered wall. Three ceiling lights, window to the front and door to ensuite.

## ENSUITE 5'8" x 5'2"

A stylish ensuite comprising of shower cubicle with over head and hand held shower, vanity unit with wash basin and close coupled WC. Spot lighting, obscure glass window and fully tiled walls and flooring.

## BEDROOM TWO 6'6"/246'0" x 14'1"

A second generous sized double bedroom with carpet flooring and feature painted wall. Spot lighting, radiator and TV point. Windows to the front and side.

## BEDROOM THREE 9'8" x 11'5"

A third good sized double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window to the rear.

## BEDROOM FOUR 9'1" x 8'10"

A fourth good sized single bedroom with neutral decor, spot lighting and window to the rear.

## BATHROOM 6'6" x 6'2"

A stunning and ultra modern bathroom comprising of freestanding bath with wall tap and hand held shower, vanity unit with wash basin and close coupled WC. Shelving and fitted TV. Spot lighting, obscure glass window, fully tiled walls and flooring.

## OUTSIDE

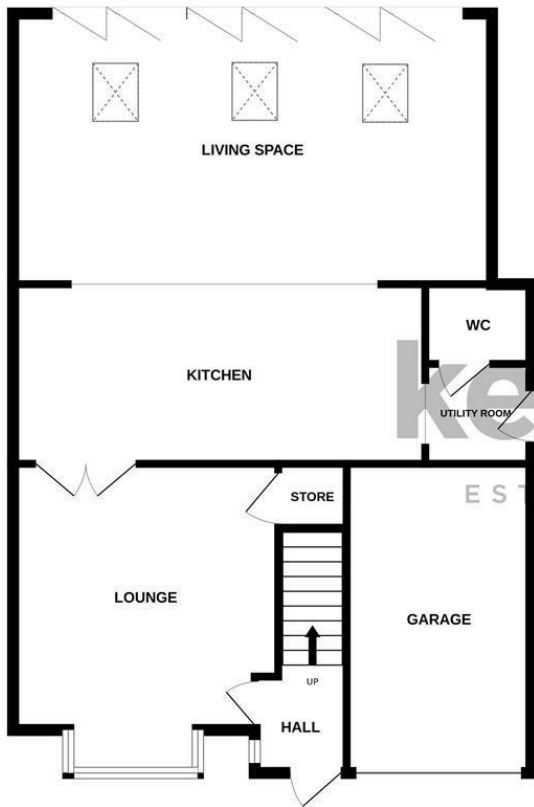
Situated on a corner plot to the front of the property is a tarmac and pebbled driveway providing ample off road parking, access to garage and path to rear.

To the rear of the property is a private and enclosed, landscaped maintenance free garden with tiered indian stone patio, astroturf and flower beds. Fitted bench, rendered wall to boundary and pond with water feature.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- UNDER FLOOR HEATING TO GROUND FLOOR
- COUNCIL TAX BAND D

GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>