

Marketing Preview



5 The Rusk, Barlborough, Chesterfield, S43 4WQ

£430,000

Bedrooms 4, Bathrooms 2, Reception Rooms 3



Call our sales team to book a viewing on this beautifully presented four bedroom detached property which is well tucked away in a quiet location. Offering a downstairs WC, conservatory and being spacious throughout. Also having a double garage, off road parking and a private and generous sized rear garden. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

SUMMARY

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HALLWAY

Enter via a composite door into the spacious and welcoming hallway with neutral decor and laminate flooring. Ceiling light, radiator and doors to the lounge, kitchen, study and downstairs WC.

STUDY 8'5" x 10'6"

A good sized space which is perfect as an office space with laminate flooring, a ceiling light and a radiator.

LOUNGE 12'1" x 17'2"

A spacious reception room with neutral decor, laminate flooring and a gas fireplace with a marble surround. Two ceiling lights, two radiators and a bay window to the front. Panelled glass double doors to the dining room.

DINING ROOM 9'0" x 11'1"

A spacious extra living space with neutral decor and laminate flooring. Ceiling light, radiator and double doors to the conservatory.

CONSERVATORY 9'10" x 12'4"

A bright and spacious conservatory having laminate flooring, exposed brick and windows to all sides. Double doors to the rear.

KITCHEN 16'4" x 11'0"

A modern and stylish kitchen fitted with ample wall and base units and contrasting worktops. Integrated washing machine and dishwasher. One and a half sink with a drainer and mixer tap. Range cooker and hob, Spotlighting, window and tiled flooring. UPVC door to the rear.

DOWNSTAIRS WC 6'3" x 5'8"

A modern and stylish WC with a sink with storage and close coupled WC. Ceiling light radiator and obscure glass window. Tiled walls and tiled flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor carpeted flooring and a storage cupboard. Radiator, window and doors to the four bedrooms and bathroom.

BEDROOM ONE 19'2" x 13'8"

A double bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 8'9" x 3'10"

A modern ensuite fitted with a walk in shower, sink with storage and a close coupled WC. Spotlighting, radiator and window.

BEDROOM TWO 14'2" x 8'5"

A double bedroom with carpeted flooring and built in storage. Ceiling light, radiator and window.

BEDROOM THREE 9'3" x 10'7"

A third double bedroom with carpeted flooring and built in storage. Ceiling light, radiator and window.

BEDROOM FOUR 9'3" x 8'7"

A double bedroom with carpeted flooring and built in storage. Ceiling light, radiator and window.

SHOWER ROOM 6'8" x 6'10"

A modern and stylish shower room having a large walk in shower cubicle with an overhead and handheld shower, sink with storage and a close coupled WC. Spotlighting, radiator and obscure glass window. Tiled walls and laminate flooring,

OUTSIDE

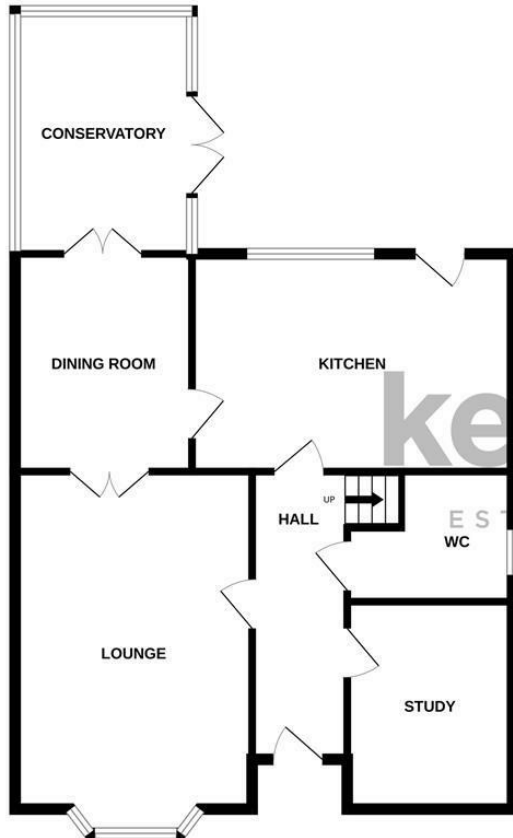
To the front of the property is a low maintenance and well presented front with shrubbery, access to the double garage and off road parking for four cars.

To the rear of the property is a private, well presented and generous sized garden with a patio area, artificial grass and shrubbery.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONDEN BOILER
- COUNCIL TAX BAND E - BOLSOVER COUNCIL
- MARKETING AT A REDUCED RATE TO MAKE UP FOR INCREASED STAMP DUTY

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.

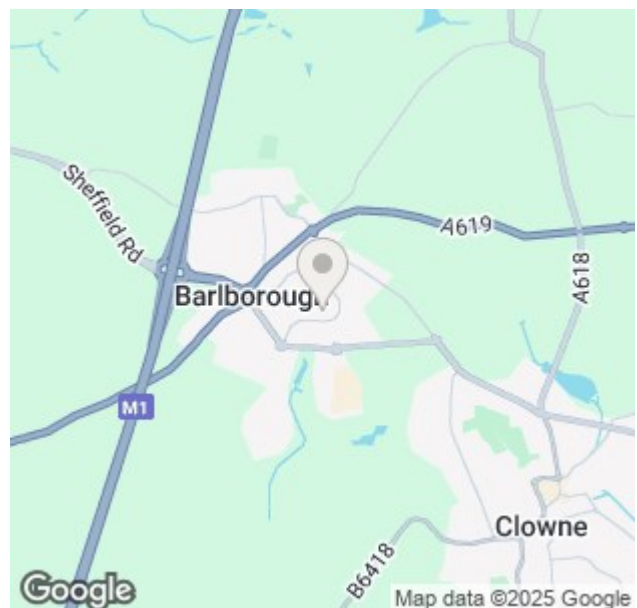


TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

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		
(69-80) C	73	82
(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	



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