



10 Sutton View, Temple Normanton, Chesterfield, S42 5EF
£250,000



* Immaculately Presented Modern Semi-Detached Home * Three Generously Proportioned Bedrooms * Refitted Family Shower Room, Ensuite and Cloakroom/WC * Family Dining Kitchen with French Doors to Rear Garden * Full Width Sitting Room with Rear Aspect * Landscaped Garden Enjoying a Sunny Aspect * Double Width Block Paved Driveway * Integral Garage * Gas Central Heating * Double Glazed Windows and Doors * Ease of Access to Major Road Links

W T Parker are delighted to offer to the open market, this beautifully presented modern semi detached house boasts ready to move into accommodation and will undoubtedly appeal to a variety of potential buyers. The property itself offers a flexible and low maintenance living space which is positioned over three floors and briefly comprises: reception hall with refitted cloakroom/w.c. off, family dining kitchen which enjoys a rear aspect and has double glazed French doors leading out to the rear garden. To the first floor there is a double bedroom with refitted ensuite shower room along with a full width sitting room with rear aspect. On the top floor there are two further bedrooms and a luxuriously refitted family shower room.

Outside, the rear gardens enjoy a sunny aspect and have been landscaped for ease of maintenance. To the front, there is a double width block paved driveway which provides ample off street parking and leads to the integral single garage.

The property is also benefits from gas fired central heating and UPVC double glazed windows and doors.

Call now to view 01246 232156



Ground Floor Accommodation

Reception Hall

16'4" x 6'3" (4.99 x 1.93)

With composite entrance door to front elevation, stairs to first floor and radiator.

Cloakroom/WC

5'11" x 2'9" (1.81 x 0.84)

Having been fitted with a contemporary white suite comprising low flush w.c. with concealed cistern, wash hand basin with mixer tap over and storage below, half height ceramic wall tiling, ceramic tiled floor and heated towel rail.

Walk-in Store

5'11" x 9'0" (1.82m x 2.76m)

A useful storage room which gives access to:

Integral Garage

10'10" x 9'0" (3.32m x 2.76m)

With up and over door, power and light.

Family Dining Kitchen

11'1" x 15'8" (3.39m x 4.79m)

A good sized family dining kitchen which enjoys a rear aspect and has double French doors looking onto and leading out to the rear garden.

Also having been fitted with a range of wall and base cupboard units with worksurfaces over and stainless steel sink unit and mixer tap, space for range oven with extractor canopy over, space for American-style fridge freezer, integrated dishwasher, ceramic tiled splashbacks, ceramic tiled flooring, double glazed window to rear elevation, inset ceiling spotlights and radiator.

First Floor Accommodation

Landing

With stairs leading to second floor accommodation, window to front elevation and radiator. Doors leading to:

Sitting Room

11'1" x 15'8" (3.38m x 4.79m)

A sizeable sitting room which enjoys a rear aspect and has two windows to rear elevation, wall panelling to one wall, radiator.

Bedroom

11'2" x 9'4" (3.41m x 2.87m)

A good sized double bedroom with built-in double wardrobe, window to front elevation and radiator.

Ensuite Shower Room/WC

4'11" x 7'2" (1.50 x 2.20)

Having been refitted with a contemporary white suite comprising low flush w.c. with concealed cistern, vanity unit with inset wash basin having mixer tap over and storage below, walk-in shower enclosure with fitted shower and glass door, half height wall tiling, ceramic tiled flooring, inset ceiling spotlights and heated towel rail.

Second Floor Accommodation

Landing

With doors leading to:

Bedroom

12'4" x 10'2" (3.76m x 3.10m)

With dormer window to front elevation, double built-in wardrobe, radiator.

Bedroom

9'9" x 8'10" (2.97m x 2.69m)

With velux window to rear elevation and radiator.

Refitted Shower Room/WC

6'3" x 6'11" (1.92m x 2.11m)

A luxurious shower room which has been refitted with a contemporary suite comprising large walk-in shower enclosure with rainfall shower and hand held shower attachment, 'floating' vanity unit having wash basin with mixer tap over and storage below, low flush w.c. with concealed cistern, ceramic wall and floor tiling, velux window, inset ceiling spotlights and heated towel rail.

Outside

To the front of the property there is a block paved driveway which provides off street vehicular standing and leads to the aforementioned integral garage.

A gated entry leads around the side of the property to the rear where there is an attractively landscaped garden which has been designed for ease of maintenance. There is a paved patio area with raised flower beds, an artificial lawn with further decked and paved areas along with timber built store.

The garden enjoys a particularly sunny aspect and has clearly defined boundaries.

Viewing

Strictly through the selling agents.

Call Marc or Rachael on 01246 232 156 or email residential@wtparker.com

EPC Rating

75/C

Council Tax Banding

Band C

North East Derbyshire District Council

Important Note

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

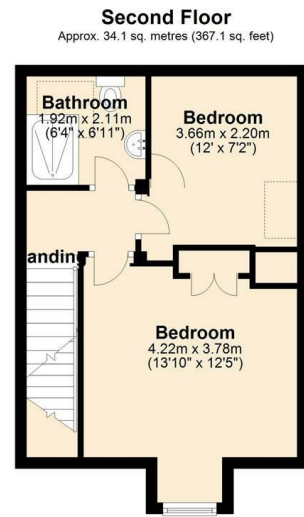
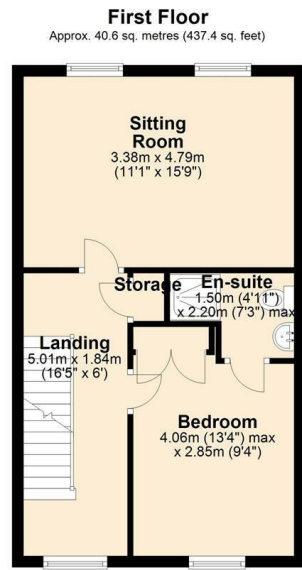
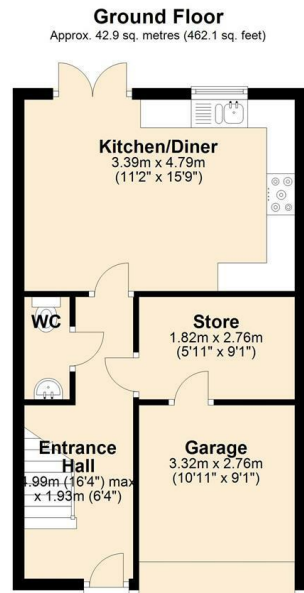
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.

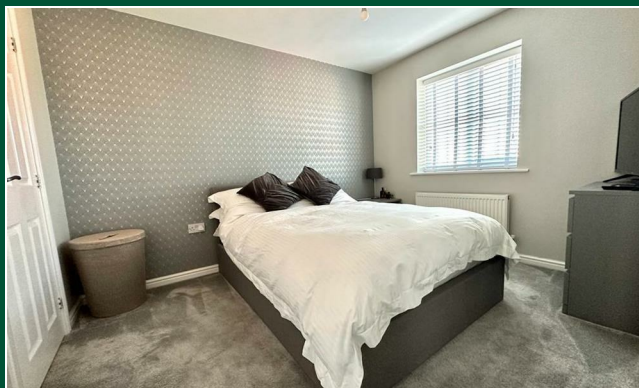






Total area: approx. 117.7 sq. metres (1266.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com