



22 Marchwood Close, Chesterfield, S40 4DT
£239,950



W. T. Parker are excited to bring to the market this fine example of a family home. Whether you are looking for your next move or you are a first time buyer, this property ticks all of the boxes!

Close to the Town Centre, close to some amazing schools with great Ofsted reports and a short drive away to the Peak District! The property itself is located just off Ashgate Road on a quiet cul-de-sac and boasts a large front driveway and spacious rear garden. It briefly comprises of a porch, living dining room, kitchen and garage to the ground floor alongside 3 double bedrooms and modern bathroom to the first.

The property is offered to the market with NO UPWARD CHAIN.

Please call, email or Whatsapp the office to register and arrange a viewing.

If you have a property to sell then we can help you find your new buyer and get you moving on your property journey.

Call now to view 01246 232156



GROUND FLOOR

Entrance Porch

This Benefits from a double glazed window, carpeted flooring and access through to the Living Room.

Living Room

22'6" x 11'10" (6.87 x 3.63)

An extremely spacious Living Area which has engineered hard wood flooring, two radiators, a large double glazed window to the front of the property and double glazed French Doors providing access out to the Rear Garden. Access is also given to the Kitchen and up to the first floor via the open plan stairway.

Kitchen

12'4" x 7'11" (3.78 x 2.43)

A good sized Kitchen located to the rear of the property. It has tiled flooring, radiator and double glazed window overlooking the Rear Garden. Access is given to the side of the property via a uPVC door and into a store cupboard/pantry. It has ample wall and base units incorporating a sink and drainer. Integrated appliances include electric oven and gas hob with extractor over, washing machine and dishwasher.

FIRST FLOOR

Landing

The Landing is carpeted and provides access to all three bedrooms, bathroom and store cupboard which also houses the Vaillant combi boiler. Access is also provided to the loft via a loft ladder.

Bedroom One

14'6" x 11'11" (4.43 x 3.64)

A very spacious double bedroom located to the front of the property which has engineered hard wood flooring, large double glazed window with radiator below. There is also the added benefit of fitted wardrobes.

Bedroom Two

7'8" x 13'7" (2.36 x 4.16)

The second bedroom is also a spacious double bedroom located to the rear of the property. It has

engineered hard wood flooring and double glazed window with radiator below.

Bathroom

7'7" x 6'3" (2.33 x 1.91)

The Bathroom is located to the rear of the property and boasts tiled flooring and walls, heated towel rail and double glazed window with obscured glass. There is a three piece bathroom suite which includes a low flush WC, pedestal wash basin and bath tub with Grohe shower over which runs from the mains gas central heating system.

Bedroom Three

11'4" x 8'1" (3.46 x 2.48)

A further double bedroom located to the front of the property. It has carpeted flooring and double glazed window with radiator underneath.

EXTERNAL

Front

The front of the property is beautifully presented. It has a spacious block paved driveway which has ample space for multiple vehicles including access to the Garage and rear garden down the side of the property via a lockable gate. The driveway has a beautiful plant life boarder which adds to the stunning setting.

Garage

16'9" x 8'6" (5.11 x 2.60)

A good sized garage with up and over door which provides space for one vehicle. It has electric and ideal amounts of storage.

Rear Garden

The spacious rear garden boasts an Indian Stone patio area with 2 steps leading up to the large lawned area, there are plants and hedges which form the natural boarder of the garden and there even sits a patio area at the bottom of the garden also. The garden also boasts a large shed and pergola.

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.

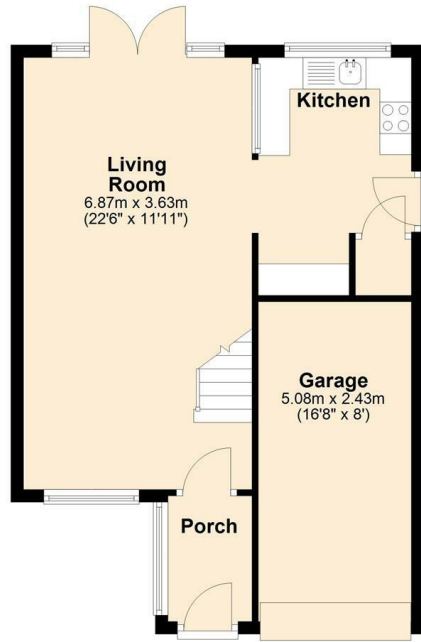
7.Alterations to the details may be necessary during the marketing without notice.





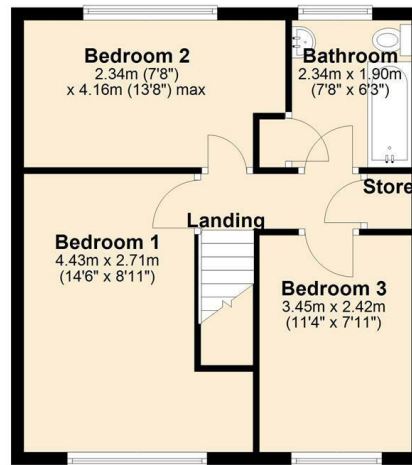
Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 92.7 sq. metres (997.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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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