



48 The Meadows, Ashgate, Chesterfield, S42 7JY  
£325,000





W. T. Parker are excited to bring to the market this fine example of a family home. If you are looking to upsize then this is the perfect property for you.

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 is also within close proximity to Linacre Reservoirs. The property itself is located in Ashgate and briefly comprises of 4 bedrooms, Bathroom, Downstairs WC, Living Room, Dining Room, Extended Kitchen Dining area, Utility Room and Garage. There is a Driveway to the front and a fully enclosed rear garden.

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. 01246 232156

Call now to view 01246 232156



## DESCRIPTION

### GROUND FLOOR

#### Entrance Hallway

This is carpeted and provides access to the WC, Living Room, Kitchen/Diner, Store and first floor via stairs.

#### W.C.

6'9" x 3'4" (2.07 x 1.03)

This is located to the front of the property and has wood effect laminate flooring, radiator and double glazed window with obscured glass.

#### Living Room

15'10" x 11'2" (4.85 x 3.42)

The Living Room is extremely spacious and located to the front of the property. It boasts carpeted flooring and a large double glazed window with radiator below. Access is also given to the dining room via wooden French Doors.

#### Dining Room

11'7" x 9'10" (3.54 x 3.01)

This is located to the rear of the property and is currently being used as a bedroom. It has carpeted flooring, radiator and double glazed double French Doors providing access out to the Rear Garden.

#### Kitchen Diner

13'3" x 12'5" (4.05 x 3.80)

The Kitchen Diner is extremely spacious and is located to the rear of the property. It has wood effect laminate flooring, 2 double glazed windows and radiator. Access is also given to the Utility Room located behind the Garage. There are ample wall and base units which incorporate a spacious worktop with sink and drainer with mixer tap, integrated undercounter Fridge and Freezer, electric oven and gas hob with extractor fan over.

#### Utility Room

6'7" x 4'9" (2.02 x 1.47)

This is a great addition to the property. It is located to the rear and has wood effect laminate flooring and uPVC double glazed door leading out to the rear garden. There is also a worktop with sink and drainer and space and plumbing for a washing machine. The combi boiler is also housed here.

### FIRST FLOOR

#### Landing

The landing is carpeted and provides access to all four bedrooms and bathroom.

#### Bedroom One

14'11" x 11'0" (4.57 x 3.37)

This is a very spacious double bedroom located to the front of the property. It has carpeted flooring and large double glazed window with radiator below.

#### Bedroom Two

12'9" x 8'10" (3.89 x 2.71)

Also a spacious double bedroom but located to the rear of the property. It has carpeted flooring, double glazed window and radiator.

#### Bathroom

6'11" x 5'7" (2.11 x 1.72)

The bathroom is a good size and located to the side of the property. It has tiled flooring and walls, a radiator and double glazed window with obscured glass. There is also a three piece bathroom suite which includes low flush WC, pedestal wash basin and bath tub with shower over.

#### Bedroom Three

6'3" x 8'11" (1.93 x 2.72)

A good sized double bedroom located to the rear of the property. It has carpeted flooring and a double glazed window with radiator below.

#### Bedroom Four

6'9" x 6'9" (2.08 x 2.08)

Located to the front of the property with carpeted flooring, radiator and double glazed window.

### EXTERNAL

#### Front

The front of the property is beautifully presented including new fascia boards. It boasts a lawned area and driveway which can accommodate one vehicle. It also provides access to the Garage which again can accommodate one vehicle. Access is provided down the side of the property to the rear garden via a lockable gate.

#### Rear

The Rear Garden is a great size and is fully enclosed. It has a large grassed area and patio area next to the

property. In the bottom corner of the garden is a large decked area and access is given into the property via the Dining Room or Utility.

### 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.

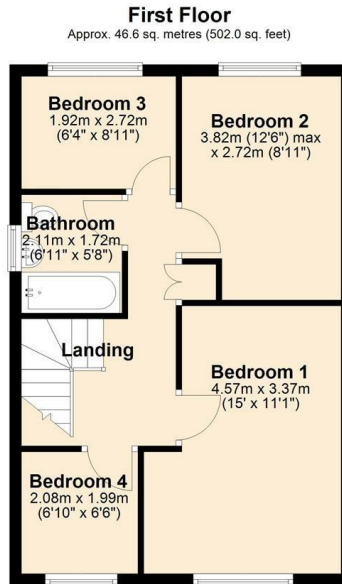
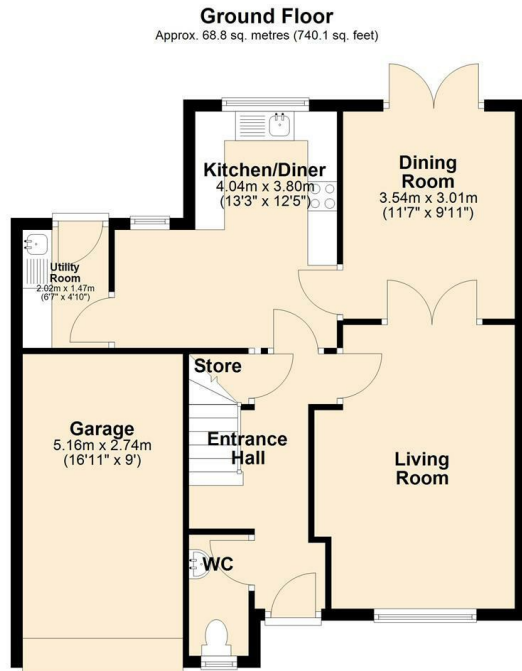






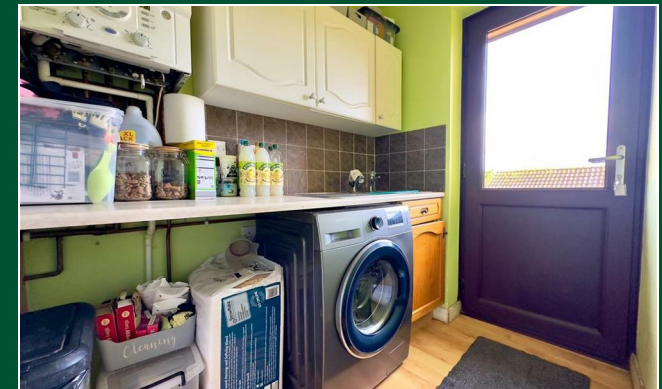






Total area: approx. 115.4 sq. metres (1242.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(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