



14 Southdown Close, Doe Lea, Chesterfield, S44 5NW
£200,000



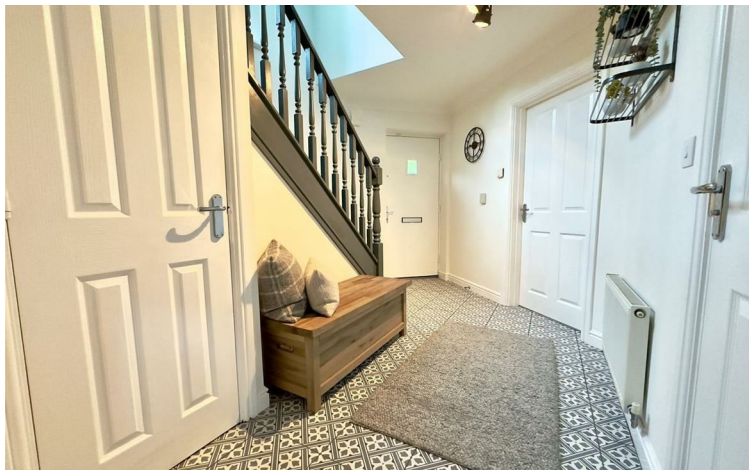
* QUALITY SEMI-DETACHED FAMILY HOME * REFURBISHED THROUGHOUT * THREE GENEROUS BEDROOMS * ENSUITE SHOWER ROOM TO MASTER BEDROOM * FAMILY BATHROOM PLUS GROUND FLOOR W.C. * DOUBLE ASPECT LOUNGE WITH FRENCH DOORS TO REAR GARDEN * REFITTED FAMILY DINING KITCHEN * GAS CENTRAL HEATING * UPVC DOUBLE GLAZED WINDOWS AND DOORS

W T Parker are proud to bring to the open market, this refurbished semi-detached family home which has been lovingly cared for and is immaculately presented throughout.

The accommodation itself is positioned over two floors and briefly comprises: reception hall with cloakroom/w.c. off, double aspect lounge with box-bay window to side elevation and double french doors leading out to the rear garden. There is also a family dining kitchen which also enjoys a double aspect and has been refitted with a range of quality wall and base cupboard units and integrated appliances. To the first floor there are three generous bedrooms, a family bathroom w.c. and ensuite shower room accessed from the master bedroom.

Outside, delightfully landscaped gardens are positioned to both front and rear elevations and a driveway provides off street parking for two vehicles.

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



Ground Floor Accommodation

Reception Hall

A welcoming reception hall which has composite entrance door to front elevation, porcelain flooring and stairs to first floor accommodation with understairs storage cupboard and radiator. Doors to:

Ground Floor WC

Having been fitted with a white suite comprising low flush w.c., wash hand basin, UPVC double glazed window to rear elevation and radiator.

Double Aspect Lounge

17'8" (into bay) x 10'2" (5.4m (into bay) x 3.1m)
A delightful double aspect reception room which has UPVC double glazed box-bay window to side elevation along with UPVC double glazed double French doors leading on to the rear garden.. Also having radiator.

Family Dining Kitchen

15'1" x 9'6" (4.6m x 2.9m)
Another double aspect room which has UPVC double glazed windows to front and rear elevation and having designated kitchen and dining areas. The kitchen has been refitted with a range of contemporary base and wall cupboard units with quartz kitchen worksurfaces over incorporating breakfast bar and including inset enamel sink unit with mixer tap. Also having range of built-in appliances to include built-in electric double oven with gas hob and extractor hood over, integrated fridge freezer, dishwasher and washing machine, ceramic tiled splashbacks, porcelain tiled flooring and radiator.

First Floor Accommodation

Galleried Landing

With access to roof space and doors leading to:

Bedroom One

13'9" x 10'2" (4.2m x 3.1m)
A good sized master bedroom with UPVC double glazed box bay window to side elevation and radiator.

Door to:

Ensuite Shower Room/WC

Having been re fitted with a three piece suite comprising contemporary shower enclosure with fitted shower and glass screen, vanity unit with inset wash basin and storage below, low flush w.c., partial ceramic wall tiling, UPVC double glazed window to rear elevation, tiled flooring and heated towel rail.

Bedroom Two

13'1" x 7'10" (4.0m x 2.4m)
With UPVC double glazed window to rear elevation and radiator.

Bedroom Three

12'9" x 7'2" (3.9m x 2.2m)
Having useful built-in storage cupboard, UPVC double glazed window to front elevation, laminate flooring and radiator.

Bathroom/WC

Having been fitted with a white suite comprising panelled bath with shower over, pedestal wash basin, low flush w.c., UPVC double glazed window to rear elevation and radiator.

Outside

The property occupies a delightful plot within the development and enjoys landscaped gardens to front, side and rear elevations.

To the front and side, there are open-plan lawned areas with flowering borders containing a variety of plants, trees and shrubs.

To the rear of the property there is an enclosed garden which comprises lawn and patio areas along with timber fenced boundaries and gate leading to the driveway which can accommodate two vehicles.

EPC Rating

70/C

Council Tax

Band A - Bolsover 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.





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Total area: approx. 118.4 sq. metres (1274.6 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | 88 |
| (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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