



14 Hawthorne Avenue, Glapwell, Chesterfield, S44 5LL  
£189,950





Welcome to this charming semi-detached house on Hawthorne Avenue in the delightful village of Glapwell, Chesterfield. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the parking space available for up to five vehicles, ensuring convenience for you and your visitors. Additionally, the detached garage provides extra storage space or the perfect workshop for any DIY enthusiasts.

The generous gardens surrounding the property offer a tranquil retreat where you can unwind and enjoy the outdoors. The double-glazed windows throughout the house provide both insulation and soundproofing, creating a cosy and peaceful atmosphere.

Located in Glapwell, this home offers easy access to the M1 Motorway, making commuting a breeze. Whether you're looking for a peaceful countryside escape or a convenient location for travel, this property has it all. Don't miss out on the opportunity to make this house your home.

Call now to view 01246 232156





## GROUND FLOOR

### Entrance Hallway

6'11" x 5'5" (2.11 x 1.67)

A welcoming space with carpeted flooring, radiator and uPVC door with access to the first floor, Shower Room and Living Room.

### Living Room

18'3" x 10'7" (5.58 x 3.23)

A very spacious Living Room with dual aspect double glazed windows, both with radiators below. The flooring is carpeted and there is access into the Dining Room via large double sliding doors.

### Dining Room

11'11" x 10'10" (3.64 x 3.32)

A good sized Dining Room with carpeted flooring wood burner and double glazed sliding doors leading out to the rear garden. Access is also given to the Kitchen.

### Kitchen

11'11" x 9'3" (3.64 x 2.83)

A good sized kitchen located to the rear of the property which has carpeted flooring, 2 double glazed windows and access out to the rear hallway. There are ample wall and base units including a single sink and drainer with mixer tap. There is space for a washing machine, dryer, stand alone cooker and fridge freezer.

### WC

5'5" x 2'9" (1.66 x 0.84)

To the rear of the property is a low flush WC with double glazed window with obscured glass.

### Shower Room

5'10" x 3'2" (1.80 x 0.98)

A great addition to the property, it has carpeted flooring and a double glazed window with obscured glass. There is also a shower cubicle with electric shower.

## FIRST FLOOR

### Landing

5'11" x 10'5" (1.82 x 3.18)

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

### Bedroom One

8'1" x 13'6" (2.47 x 4.12)

A spacious double bedroom located to the front of the property with carpeted flooring and double glazed window with radiator below.

### Bedroom Two

10'0" x 16'4" (3.05 x 5.00)

A further spacious double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window.

### Bathroom

5'11" x 7'6" (1.82 x 2.29)

The Bathroom is located to the front of the property and has carpeted flooring and a double glazed window with radiator below. Also on offer is a low flush WC, wash basin and large bath tub.

### Bedroom Three

11'11" x 9'3" (3.65 x 2.84)

A third double bedroom located to the rear. It has carpeted flooring, 2 double glazed windows, radiator and storage cupboard which currently has the water tanks in.

### Bedroom Four

11'11" x 7'1" (3.65 x 2.16)

This Bedroom is located to the rear of the property also and is a decent sized single bedroom. It has carpeted flooring, radiator and double glazed window. It also boasts a storage cupboard.

## EXTERNAL

### Front Garden

A beautifully presented property which has a large lawned area with flower boarder and long, gated Driveway which leads all the way down the side of the property and in to the detached single garage.

### Rear Garden

The Rear Garden has a good sized lawned area and patio towards the property and at the end of the garden. It has a fully fenced boarder and access is given to the outbuilding and into the single detached garage.

### Viewing

Strictly by appointment with the agents on 01246 232156 / residential@wtparker

### EPC Rating

F/31

### Council Tax Banding

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.



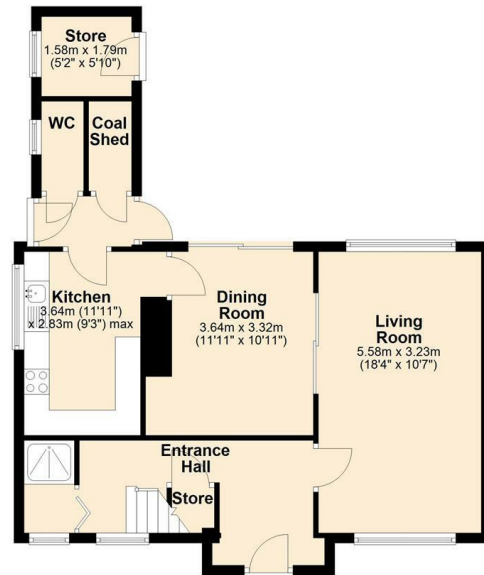








**Ground Floor**  
Approx. 60.3 sq. metres (648.8 sq. feet)

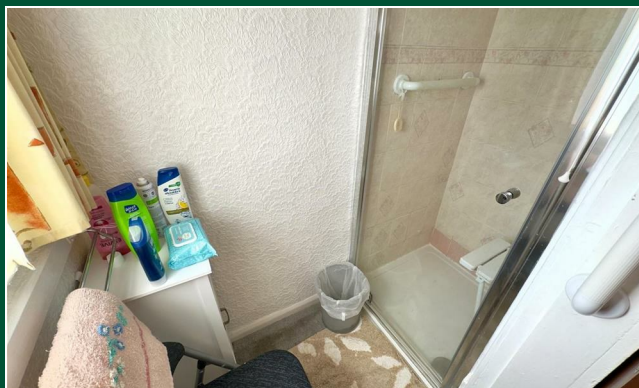


**First Floor**  
Approx. 49.9 sq. metres (536.9 sq. feet)



Total area: approx. 110.2 sq. metres (1185.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	31	
(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