



3 West Lea, Chesterfield, S40 3SL  
£365,000



Nestled in the charming West Lea area of Chesterfield, this detached house offers a tranquil retreat from the hustle and bustle of everyday life. Boasting two reception rooms, four spacious bedrooms, and two bathrooms, this property is perfect for those seeking a comfortable and peaceful living space. Ideally located within the catchment areas, and short walking distance of Brookfield, Old Hall and Westfield Schools.

One of the standout features of this home is the ample parking spaces, ensuring convenience for both residents and guests. Situated away from the main road, the property exudes a sense of serenity and privacy, making it an ideal sanctuary to unwind and relax.

The location of this house is truly unbeatable, with easy access to Chesterfield Town Centre, offering a plethora of amenities, shops, and dining options within reach. The four generously sized bedrooms provide ample space for families or those in need of extra room, with one bedroom even featuring an en-suite for added convenience.

Moreover, the large conservatory not only adds character to the property but also offers a seamless transition to the rear garden, perfect for enjoying the outdoors in the comfort of your own home.

In conclusion, this property is a must-see for those looking for a peaceful yet conveniently located home in Chesterfield. Don't miss out on the opportunity to make this delightful house your own.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

6'1" x 12'5" (1.87 x 3.80)

A welcoming space which is located to the side of the property. It has a uPVC door, carpeted flooring and provides access to a store cupboard, first floor via stairs, Living Room, Cloakroom, Kitchen and Dining Room.

Living Room

10'11" x 18'2" (3.34 x 5.56)

The Living Room is extremely spacious and boasts 2 double glazed windows, one of them being a large Bay window overlooking the front of the property with a radiator below including carpeted flooring.

Cloakroom

3'2" x 5'5" (0.98 x 1.66)

A great addition which has tile effect flooring, radiator and double glazed window with obscured glass. There is a low flush WC and pedestal wash basin.

Kitchen

13'6" x 9'0" (4.14 x 2.75)

The Kitchen is located to the rear of the property. It boasts tile effect flooring, double glazed windows and double glazed door leading out to the Conservatory. It has ample wall and base units incorporating generous granite worktops and splashback, corner sink and drainer with mixer tap over. There is space for a large cooker with extractor fan over and fridge Freezer. There is also an integrated Dishwasher and plinth heater. The kitchen boasts undercounter lighting.

Dining Room

10'7" x 8'7" (3.25 x 2.63)

Located to the rear is this sizeable Dining Room, it has wood effect LVT flooring, radiator and double glazed French Doors leading out to the Conservatory.

Conservatory

9'6" x 18'5" (2.92 x 5.63)

The spacious Conservatory is a beautiful addition to the property. It has distressed wood effect tiled flooring which boasts underfloor heating, double glazed windows with blinds embedded within the glass. There are ample double glazed windows and double sliding doors alongside a double glazed door which both provide access out to the rear garden. You can also access the Utility room from here.

Utility Room

9'8" x 7'1" (2.96 x 2.17)

The converted Utility Room is located to the rear of the garage and accessed via the Conservatory. It has distressed wood effect tiled flooring complete with its own underfloor heating with separate controls to the Conservatory and a large double glazed window overlooking the rear garden. It has multiple wall and base units including an Oak Worktop with Belfast sink and drainer. There is space and plumbing for a washing machine and dryer.

FIRST FLOOR

Landing

6'6" x 12'2" (2.00 x 3.71)

This is carpeted and provides access to the Bathroom, four bedrooms and airing/storage cupboard located over the stairs. There is also a double glazed window.

Bedroom One

10'10" x 11'5" (3.32 x 3.48)

A spacious double bedroom located to the front of the property. It has carpeted flooring, large double glazed bay window with radiator below, integrated wardrobes and access to it's own En-Suite.

En-Suite

4'10" x 5'10" (1.49 x 1.79)

The En-Suite has wood effect vinyl flooring, radiator and double glazed window. There is a low flush WC, pedestal wash basin and corner shower cubicle.

Bedroom Two

10'7" x 9'0" (3.25 x 2.75)

This Bedroom is located to the rear of the property. It has carpeted flooring, radiator and a large double glazed window.

Bathroom

6'4" x 5'10" (1.94 x 1.79)

The bathroom has carpeted flooring, fully tiled walls, radiator 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 electric shower over.

Bedroom Three

7'1" x 9'0" (2.18 x 2.75)

A good sized bedroom located to the rear of the property currently being used as a sewing/craft room. It has carpeted flooring, radiator and double glazed window.

Bedroom Four

10'10" x 6'6" (3.32 x 2.00)

A spacious single bedroom to the front of the property which has carpeted flooring and a double glazed window with radiator below.

EXTERNAL

Front

This property has a beautiful and private position and boasts a block paved parking area and tar mac driveway leading down the side of the property to the Garage.

Rear Garden

The rear Garden is beautiful and private. It is bordered by flowers and trees, ideal for outside dining.

IMPORTANT INFORMATION

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.

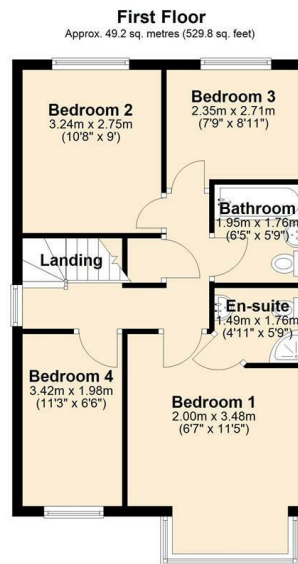
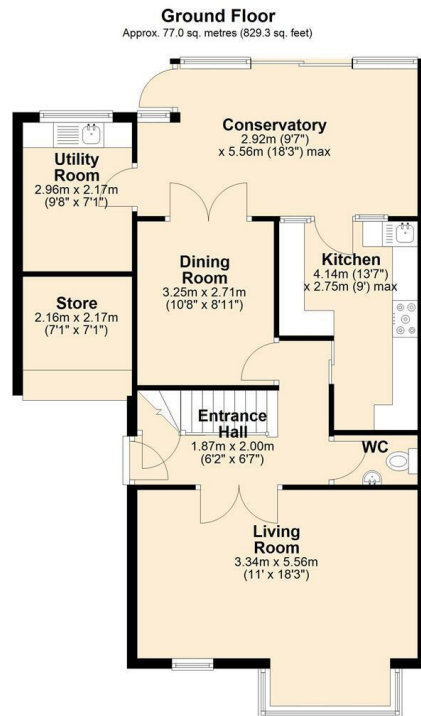
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

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







Total area: approx. 126.3 sq. metres (1359.1 sq. feet)

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>80</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>55</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           | <b>55</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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