



42 Langhurst Road, Chesterfield, S40 4BD
£375,000



* DETACHED FAMILY HOME * IMMACULATEDLY PRESENTED THROUGHOUT * THREE GENEROUSLY PROPORTIONED BEDROOMS * MASTER WITH ENSUITE SHOWER ROOM/W.C. * LOUNGE AND SEPARATE DINING ROOM * FAMILY BREAKFAST KITCHEN WITH DOUBLE FRENCH DOORS TO OUTSIDE * GROUND FLOOR W.C. * FAMILY BATHROOM WITH CONTEMPORARY SUITE * BLOCK PAVED DRIVEWAY TO FRONT ELEVATION * EXCEPTIONALLY GOOD SIZED GARDEN TO REAR * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING * NO UPWARD CHAIN

Occupying a delightful plot in a highly regarded location, we are proud to bring to the market this exceptionally well maintained and immaculately presented detached family home. The accommodation spans two floors and boasts a well proportioned living space comprising to the ground floor: entrance hall, lounge with bay window to front elevation, cloakroom/w.c. and dining room which leads through to the comprehensively fitted family breakfast kitchen with double french doors to outside. To the first floor there are three generous bedrooms along with an ensuite shower room/w.c. and a family bathroom/w.c.

Externally, a block paved driveway providing off street parking is positioned to the front elevation and an exceptionally good sized, enclosed rear garden provides a fabulous family/entertaining space.

It is also worth noting that the property has UPVC double glazing, gas central heating and is offered with NO UPWARD CHAIN.

Call now to view 01246 232156



Ground Floor Accommodation

Entrance Hall

With composite entrance door to front elevation, stairs to first floor accommodation and access to:

Lounge

13'7" x 10'4" (4.15m x 3.17m)

A bright and airy lounge which has UPVC double glazed bay window to front elevation, quality wood flooring, inset ceiling spotlights and radiator. Leading through to:

Dining Room

9'6" x 12'2" (2.92m x 3.71m)

Having continuation of the quality wood flooring, inset ceiling spotlights, ornamental chimney breast and radiator. Also having recess with door to understairs storage cupboard, UPVC double glazed window to side elevation and door to:

Cloakroom/WC

Having been fitted with a suite comprising low flush w.c. and wash hand basin.

Family Breakfast Kitchen

15'5" x 10'2" (4.70m x 3.12m)

A fabulous kitchen which enjoys a rear aspect and has UPVC double glazed double french doors and side panels look out and leading on to the rear garden.

The room has been fitted with a range of quality base and wall cupboard units with hardwood worksurfaces over and inset single drainer sink unit and mixer tap. Also having a range of built-in appliances to include double electric oven and grill, ceramic hob with glass extractor canopy over, microwave and housing for American fridge freezer. Also having continuation of the wood flooring and vertical radiator.

First Floor Accommodation

Landing

With doors leading to:

Bedroom One

12'4" x 10'2" (3.77m x 3.12m)

Enjoying a rear aspect, overlooking the garden this bedroom is of good proportion and has UPVC double

glazed window to rear elevation and radiator.

Door to:

Ensuite Shower Room/WC

Fitted with a three piece suite comprising shower enclosure with fitted shower, low flush w.c., wash hand basin, partial ceramic wall tiling and heated towel rail.

Bedroom Two

15'5" x 13'8" (4.70m x 4.18m)

Another generous bedroom, this time with a front aspect and having UPVC double glazed window and radiator.

Bedroom Three

9'10" x 6'9" (3.02m x 2.06m)

With UPVC double glazed window to side elevation and radiator.

Family Bathroom/WC

Having been fitted with a contemporary white suite comprising panelled bath with shower and screen over, vanity unit with inset wash basin and mixer tap over, low flush w.c. with concealed cistern, full height ceramic wall tiling, inset ceiling spotlights and heated towel rail.

Outside

To the front of the property there is a block paved driveway which provides off street parking.

A path to the side leads to the delightful rear garden which is of extremely good proportion and has an attractive sandstone patio area and large lawn which is enclosed by a mix of hedge and timber fenced boundaries.

EPC Rating

D/63

Viewing

Strictly via the agents - Rachael or Marc on 01246 232156 / residential@wtparker.com

Council Tax Banding

Band C - Chesterfield Borough Council

IMPORTANT NOTE:

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and

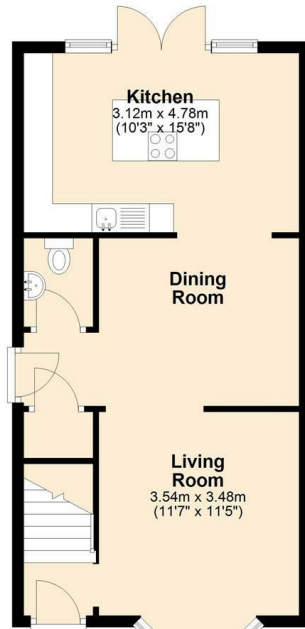
fair description of the property but give notice that:

- 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.

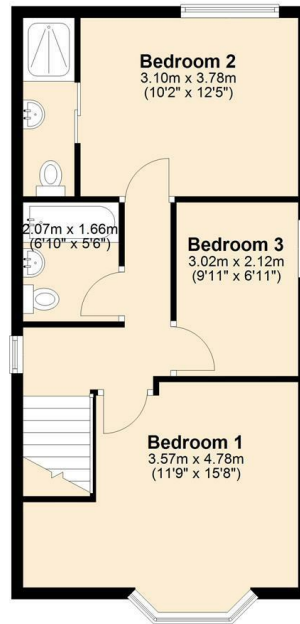




Ground Floor
Approx. 47.0 sq. metres (505.6 sq. feet)

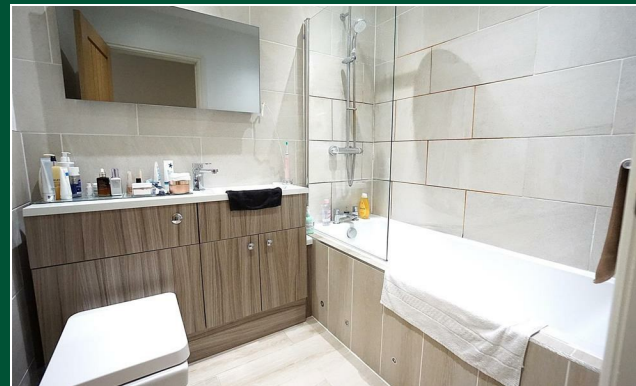


First Floor
Approx. 47.6 sq. metres (512.0 sq. feet)



Total area: approx. 94.5 sq. metres (1017.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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