



14 Carlton Close, Danesmoor, Chesterfield, S45 9RP  
£245,000





\* REDUCED \* 3 DOUBLE BEDROOMS BREAKFAST KITCHEN \* GOOD SIZED LOUNGE \* DINING ROM WITH FRENCH DOORS TO REAR GARDEN \* BATHROOM/W.C. \* CLOAKROOM/W.C. \* AMPLE OFF STREET PARKING \* GOOD SIZED REAR GARDEN \* USEFUL BRICK BUILT OUTBUILDINGS \* NO UPWARD CHAIN!!!

Priced to sell, this detached chalet bungalow occupies a delightful plot in this sought after residential area. The property is positioned amongst similar properties on a small cul-de-sac and boasts generously proportioned accommodation throughout which will suit a variety of potential purchasers.

One of the standout features of this property is the spacious rear garden, complete with two large outbuildings offering endless possibilities for storage, a home office, or even a creative studio. The driveway provides convenient off-road parking, ensuring you never have to worry about finding a space after a long day.

Situated in a fantastic location, this property offers the best of both worlds - a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links.

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## GROUND FLOOR

### Entrance Hallway

Also used as a Utility, this provides access to the Downstairs WC and into the Kitchen. There is also a small storage cupboard on offer.

### Cloakroom/w.c.

Located at the front of the property. It has a low flush WC and small storage cupboard.

### Breakfast Kitchen

16'11" x 8'10" (5.16 x 2.70)

The kitchen is a very good size. It is located to the front of the property and has tiled flooring, 2 double glazed windows and access through to the Dining Room/Bar and Hall. It has ample wall and base units incorporating a spacious worktop with breakfast bar, single sink and drainer with mixer tap, Electric large oven with electric hob and extractor fan above, and space for a large fridge Freezer. There is also space and plumbing for a slimline dishwasher.

### Living Room

13'9" x 12'11" (4.21 x 3.95)

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

### Separate Dining Room

15'4" x 17'8" (4.68 x 5.41)

A large dining room which has carpeted flooring, radiator and double glazed French doors leading out to the rear garden. It also has the added advantage of a bar area ideal for having guests. Access is given to the first floor via exposed stairs.

### Bedroom One

11'0" x 12'11" (3.37 x 3.96)

A large double bedroom on the ground floor located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below.

### Bathroom

6'11" x 9'4" (2.12 x 2.87)

The bathroom is a generous size and has tiled flooring and walls including a storage cupboard on

the left as you enter. There is a four piece bathroom suite including a low flush WC, pedestal wash basin, bath tub and corner shower cubicle. There is also a double glazed window with obscured glass.

## FIRST FLOOR

### Landing

This is carpeted with a double glazed window and provides access into the final two bedrooms.

### Bedroom Two

13'5" x 12'11" (4.11 x 3.96)

A very spacious double bedroom located to the front of the property which has carpeted flooring and 2 double glazed windows with one radiator below.

### Bedroom Three

18'11" x 13'0" (5.77 x 3.97)

Another spacious double bedroom located to the rear of the property. It has carpeted flooring, double glazed window with radiator below and 2 large storage cupboards.

## EXTERNAL

### Front

To the front of the property is a small lawned area with flowers bordering it and a tarmac driveway which allows 2 vehicles to be parked on there. Access is given down the side of the property via a uPVC door.

### Rear Garden

The Rear Garden is a very good size and South facing. It is mostly grassed and has a raised patio area ideal for outside dining. Access is given to 2 outbuildings ideal for storage or even office space.

## 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.

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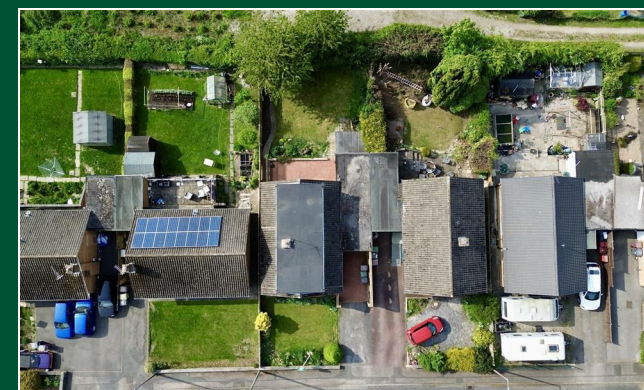








| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | 80                         |
| (55-68) <b>D</b>                            | 65      |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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