



6 Loundsley Court, Ashgate, Chesterfield, S42 7PW
£384,000



* Detached Family Home * Good Sized Plot at the head of Cul-de-Sac * Four Good Sized Bedrooms * Ensuite to Master Bedroom * Double Aspect Family Dining Kitchen * Double Aspect Lounge with Tilt & Slide Doors to Outside * Family Bathroom/WC * Ground Floor WC * Double Garage * Gas Central Heating & UPVC Double Glazing * Landscaped Gardens

Welcome to this exquisite executive four-bedroom detached house located in the charming area of Loundsley Court, Ashgate, Chesterfield. This property boasts a spacious corner plot with a beautifully enclosed rear garden, perfect for enjoying those sunny British afternoons.

As you step inside, you'll be greeted by a well-appointed reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms providing plenty of space for the whole family to enjoy.

One of the standout features of this property is the ample off-street parking available for up to four vehicles, ensuring convenience for you and your guests. Imagine coming home to this beautiful residence, surrounded by the stunning of Linacre Reservoir and its tranquil surroundings.

Whether you're looking for a perfect family home or a peaceful retreat away from the hustle and bustle of city life, this property offers the best of both worlds. Don't miss out on the opportunity to make this stunning house your new home sweet home.

Call now to view 01246 232156



GROUND FLOOR ACCOMMODATION

Entrance Hallway

15'8" x 6'0" (4.79 x 1.85)
A spacious and welcoming entrance hall with UPVC double glazed entrance door and side panel to front elevation, stairs to first floor accommodation with recess below, built-in storage cupboard and oak doors leading to:

Cloakroom/WC/Utility

6'5" x 6'0" (1.97 x 1.85)
Having low flush w.c., double base cupboard unit with worksurface over and inset wash basin, space and plumbing for washing machine, ceramic tiled splashbacks, UPVC double glazed window to rear elevation, laminate flooring and radiator.

Living Room

19'4" x 11'10" (5.91 x 3.62)
An extremely spacious reception room which enjoys an abundance of natural light with the benefit of a double aspect having UPVC double glazed window to front elevation along with double glazed tilt/slide doors leading out to the rear garden. The room also boasts high quality wood flooring and two radiators.

Refitted Family Dining Kitchen

29'2" x 9'10" (8.91 x 3.01)
Offering a multi-functional space with designated kitchen and dining areas along with ample room for sofa/tv area if required.

The kitchen area has been refitted with a modern range of 'Shaker-style' wall and base cupboard units with granite worksurfaces and upstands above and inset sink with mixer tap over and drainage grooves to one side. Also having integrated appliances to include eye level double oven with five ring gas hob and extractor canopy over, integrated fridge freezer, under pelmet lighting and double glazed window enjoying views over the rear garden.

The other end of the room provides ample space for a large dining table and/or space for a family area and has also has double glazed window overlooking the front garden.

There is laminate flooring throughout, double glazed door to side elevation, inset ceiling spotlights, radiator and two separate doors leading back to the entrance hall.

FIRST FLOOR ACCOMMODATION

Landing

Giving access to roof space, built-in storage cupboard and doors leading to:

Master Bedroom

12'8" x 15'1" (3.87 x 4.60)
A spacious principle bedroom which enjoys a bright and airy feel with two UPVC double glazed windows to the front aspect. The room has

ample space for bedroom furniture and has two radiators along with a door leading through to:

En Suite Shower Room/WC

6'4" x 4'8" (1.95 x 1.44)
Having been fitted with a three piece white suite comprising large corner shower enclosure with fitted rainfall shower and further flexi-hose shower head, pedestal wash basin, low flush w.c., ceramic wall tiling, inset ceiling spotlights, UPVC double glazed window to rear elevation and radiator.

Bedroom Two

10'9" x 10'8" (3.29 x 3.27)
Another double bedroom which enjoys a front aspect with UPVC double glazed window, useful over stairs storage cupboard and radiator.

Bedroom Three

11'4" x 7'9" (3.47 x 2.38)
A further double bedroom located to the rear of the property with UPVC double glazed window and radiator.

Bedroom Four

6'5" x 9'3" (1.97 x 2.83)
Currently used as a home office, this further double bedroom is positioned to the rear of the property and has real wood flooring, UPVC double glazed window and radiator.

Family Bathroom/WC

6'5" x 6'9" (1.97 x 2.08)
Fitted with a three piece white suite comprising panelled bath with shower and screen over, low flush w.c., pedestal wash basin, ceramic wall tiling, UPVC double glazed window to rear elevation, inset ceiling spotlights and radiator.

OUTSIDE

Front

A beautifully presented house on a corner plot with lawned area and driveway providing off street standing for at least two vehicles and leads to the attached double garage which has two up and over garage doors, power, light, loft space and rear personnel door. Secure gating leads to the rear of the property.

Rear Garden

The existing vendor has had the rear garden landscaped to create an attractive and low maintenance area ideal for the safe enjoyment of children/pets combined with being perfect for outdoor entertaining. The garden is predominantly laid to lawn but also has the benefit of sandstone paths and patio area suitable for housing outdoor furniture.

Boundaries are clearly defined by recently replaced timber fencing and there is an outdoor cold water tap.

Viewing

By appointment with the agents Marc or Rachael on 01246 232156

Council Tax Banding

Band E

Chesterfield Borough Council

EPC Rating

C/71

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.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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

