



44 Douglas Road, Chesterfield, S41 0UD
£289,000



Located on the charming Douglas Road in Chesterfield, this beautifully presented link-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming home.

Upon entering, you will find a generous reception room that provides a warm and inviting space for relaxation and entertaining. The additional bedroom and bathroom enhance the versatility of the layout, catering to various living arrangements or guest accommodation.

The exterior of the property boasts a driveway that can comfortably accommodate two vehicles, ensuring ease of access for you and your guests. The fully enclosed rear garden is a delightful feature, providing a safe and private outdoor space for children to play or for hosting summer gatherings.

Location is key, and this home offers easy access to Chesterfield's vibrant town centre, where you can enjoy a variety of shops, restaurants, and local amenities. Additionally, the proximity to the M1 motorway makes commuting a breeze, connecting you to nearby cities and beyond.

The property is equipped with double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year. This home is not just a property; it is a place where memories can be made. Do not miss the opportunity to make this lovely house your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GBROUND FLOOR

Entrance Hallway

A welcoming space which has wood effect laminate flooring, radiator and provides access to the Living Room, Kitchen, Shower Room, Bedroom Four and the first floor via stairs.

Living Room

14'9" x 10'3" (4.52 x 3.14)

Located to the front of the property and has wood effect laminate flooring with radiator and large double glazed window. There is also open plan access to the Dining Area.

Dining Area

8'11" x 8'3" (2.74 x 2.53)

Located to the rear of the property and boasts wood effect laminate flooring, radiator and access to the Conservatory via double glazed French Doors.

Conservatory

6'6" x 11'0" (1.99 x 3.37)

Also located to the rear of the property, it has double glazed windows and double French Doors providing access out to the rear garden. It also boats underfloor heating for those colder months.

Kitchen

12'1" x 8'3" (3.69 x 2.52)

The Kitchen is also located to the rear of the property. It has a double glazed window alongside a uPVC double glazed door providing access to the rear garden. The flooring is tiled. It has ample wall and base units incorporating a spacious worktop with sink and drainer and mixer tap over. Integrated appliances include a gas hob with extractor fan over and double oven along side a Dish Washer. There is also space and plumbing for a washing machine.

Bedroom Four

16'5" x 8'3" (5.01 x 2.52)

The Fourth Bedroom located on the ground floor has carpeted flooring, radiator and 2 double glazed windows. It also has access to a "Jack & Jill" style Shower Room.

Shower Room

5'4" x 6'2" (1.63 x 1.90)

The Shower Room has tiled walls and flooring alongside a double glazed window with obscured glass. It also has a chrome heated towel rail, low flush WC, Pedestal wash basin with storage below and shower cubicle.

FIRST FLOOR

Landing

8'3" x 7'3" (2.53 x 2.21)

The landing is carpeted and had a double glazed window. Access is given to the final three Bedrooms and the Bathroom.

Bedroom One

12'5" x 10'4" (3.79 x 3.16)

Located to the front of the property is this spacious double bedroom with wood effect laminate flooring and a large double glazed window with radiator below.

Bedroom Two

10'4" x 10'11" (3.16 x 3.33)

The second bedroom is also a spacious double bedroom located to the rear of the property. It has a large double glazed window with radiator below and integrated wardrobes.

Bathroom

6'5" x 5'6" (1.96 x 1.70)

The Bathroom is located to the rear of the property and has tiled flooring and walls alongside a heated towel rail and double glazed window with obscured glass. There is a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin and large bath tub with shower over and glass shower screen.

Bedroom Three

9'6" x 7'3" (2.92 x 2.21)

Bedroom three is a very good sized single bedroom with wood effect laminate flooring and double glazed window with radiator below. There are integrated wardrobes and a single bed built in.

EXTERNAL

Front

The front of the property is beautifully presented with a spacious driveway which can easily accommodate two vehicles. There is access down the side of the property through to the rear garden via a lockable gate.

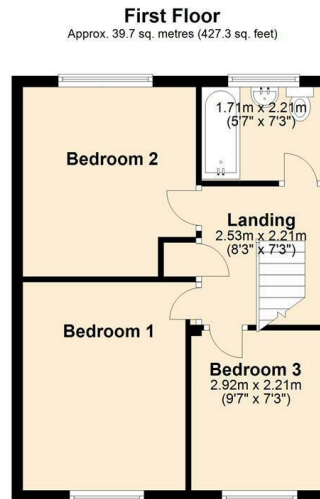
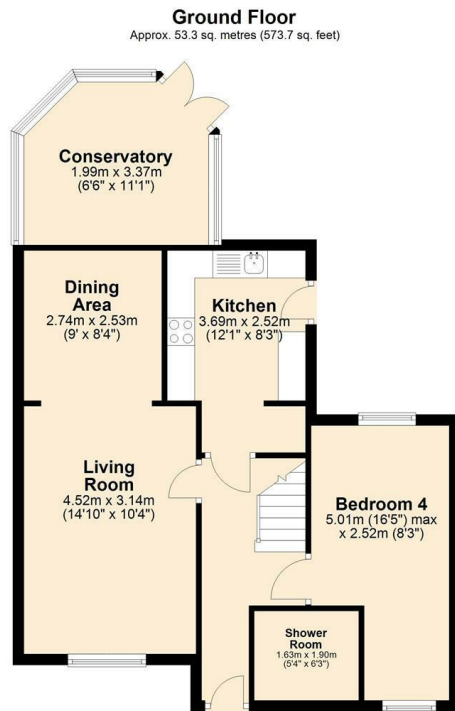
Rear Garden

The rear garden is a very generous size and is fully enclosed. It is mainly laid to lawn but boasts a garden path and small decking area ideal for the summer months.

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.

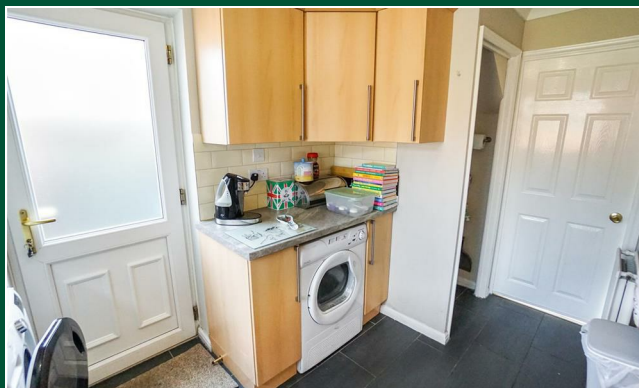






Total area: approx. 93.0 sq. metres (1001.0 sq. feet)

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