



9 Tennyson Avenue, Chesterfield, S40 4SN
£450,000



Nestled in the desirable Tennyson Avenue, Chesterfield, this beautifully presented semi-detached house offers a harmonious blend of modern comforts and traditional charm. With five generously sized bedrooms, this property is perfect for families seeking ample space to grow and thrive. The three well-appointed reception rooms provide versatile living areas, ideal for both relaxation and entertaining guests.

The house boasts two bathrooms, ensuring convenience for busy households. The spacious layout is enhanced by double glazing throughout, allowing for an abundance of natural light to fill the rooms while maintaining energy efficiency. The gas central heating system ensures warmth and comfort during the colder months.

One of the standout features of this property is the large rear garden, a perfect oasis for outdoor activities, gardening, or simply enjoying the fresh air. The off-street parking accommodates up to two vehicles, providing ease and security for residents and visitors alike.

Situated in a sought-after area, this home is within walking distance to Chesterfield's vibrant town centre, where you can enjoy a variety of shops, restaurants, and local amenities. This property truly offers the best of both worlds, combining a peaceful residential setting with the convenience of urban living.

In summary, this semi-detached house on Tennyson Avenue is a remarkable opportunity for those looking for a spacious, well-located family home that beautifully marries modern and traditional elements. Don't miss the chance to make this delightful property your own.

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



GROUND FLOOR

Vestibule

3'5" x 4'6" (1.05 x 1.38)

A great space with uPVC front door and access through to the Entrance Hallway.

Entrance Hallway

13'1" x 4'6" (4.00 x 1.38)

This is warm and welcoming, it has beautiful Herringbone flooring and Radiator. Access is given to the Dining Room and First Floor via stairs.

Living Room

11'10" x 12'11" (3.63 x 3.95)

The Living Room is located to the front of the property. It boasts wood flooring, stunning fireplace and large double glazed windows with radiator below. Access is given to the Dining Room via elegant double wooden arched doors.

Dining Room

12'11" x 14'6" (3.94 x 4.42)

The Dining Room is extremely spacious. It has exposed wood flooring, modern stained glass double glazed window and radiator. Access to the rear garden is through a uPVC double glazed door and there is also access through to the open plan Kitchen area.

Kitchen

13'8" x 12'0" (4.19 x 3.66)

The Kitchen is sleek in design and very modern. There is a continuation of the exposed wood flooring from the Dining Room. It has ample wall and base units. in white gloss and granite worktops with ample space. Integrated appliances include a gas hob with extractor fan over, double oven, microwave, Fridge Freezer and dishwasher. There is a double glazed window to the side of the property and access is given through to the Sitting Room, Shower Room and Cellar.

Hall

5'10" x 6'2" (1.78 x 1.89)

Wood flooring providing access to the Shower Room and Sitting Room.

Shower Room

5'4" x 5'10" (1.63 x 1.79)

The shower room has tiled flooring, radiator and double glazed window with obscured glass. There is a three piece suite which includes low flush WC, pedestal wash basin and corner shower cubicle with mains shower.

Sitting Room

11'5" x 13'4" (3.49 x 4.08)

Located to the rear of the property with wood flooring, and double glazed window with radiator below. Double glazed French doors providing access out to the generous Rear Garden.

FIRST FLOOR

Landing

13'3" x 5'11" (4.06 x 1.81)

This is carpeted and provides access to Bedrooms One, Two and Three as well as the Main Bathroom and Second floor via stairs.

Bedroom One

15'6" x 11'11" (4.73 x 3.64)

An extremely spacious double bedroom located to the front of the property. It has wood effect laminate flooring and 2 double glazed windows with a radiator below. Another advantage this room offers is a walk in wardrobe and Shower room with sink.

Bedroom Two

12'11" x 11'8" (3.96 x 3.57)

A further large double bedroom located towards the rear of the property. It has wood effect laminate flooring, large double glazed window and a radiator.

Bathroom

9'4" x 8'9" (2.87 x 2.69)

The Main Bathroom is located towards the rear of the property. It has a large double glazed window, chrome heated towel rail and a four piece bathroom suite which includes a low flush WC, Roll top freestanding bath tub, sink with storage below and oversized corner shower cubicle with mains shower.

Bedroom Three

12'0" x 5'4" (3.66 x 1.65)

A good sized single bedroom located at the rear of the property. It has Herringbone wood flooring and a large double glazed window and radiator. There is also a storage cupboard which also houses the gas combi boiler.

SECOND FLOOR

Landing

6'0" x 8'5" (1.83 x 2.57)

This is carpeted and has 2 skylights. It provides access to Bedrooms four and five as well as the attic storage to the rear.

Attic Room

A great addition which is carpeted and ideal for storage.

Bedroom Four/Office

10'7" x 9'10" (3.25 x 3.02)

A good sized double bedroom located to the rear of the property. It has a large double glazed window with radiator below and built in storage/wardrobes. This room is currently being used as an office.

Bedroom Five

10'7" x 9'10" (3.25 x 3.02)

An extremely spacious double bedroom located to the front of the property. It has a large double glazed window with radiator below, wood effect laminate flooring and ample storage located within the eaves of the property.

EXTERNAL

Front

The front of the property without doubt has vast amounts of curb appeal with beautiful large windows and door. It also has a neat resin driveway which can accommodate two vehicles. Access is also provided to the rear garden via a lockable gate.

Rear Garden

The rear garden is extremely spacious! It boasts a continuation of the resin driveway down the side of the property which then meets the beautiful patio area of Yorkshire Stone. From there, you can take in the rest of the garden. It is mostly laid to lawn and has a path leading to the shed which is at the bottom of the garden. The border is made up of 2 fences and then a wall to the left side which look fantastic.

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Total area: approx. 184.4 sq. metres (1984.6 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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