



Chestnut Grange Sutton Lane, Sutton Scarsdale, Chesterfield, S44
5UP
£525,000



Nestled in the picturesque village of Sutton Scarsdale, this charming detached bungalow on Sutton Lane offers a delightful blend of comfort and tranquillity with no chain Set within a spacious plot of Approx. 0.28 acres, the property boasts wrap-around gardens that provide a serene outdoor space, perfect for relaxation or entertaining.

Inside, the bungalow features a well-appointed reception room that invites natural light, creating a warm and welcoming atmosphere. With two generously sized bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retreat. The shower room has been thoughtfully designed to cater to modern living, ensuring convenience and style.

The property has been newly renovated in places, showcasing its excellent condition and making it ready for immediate occupancy. The double glazing throughout enhances energy efficiency and adds to the overall comfort of the home.

For those with equestrian interests, the inclusion of three stables is a significant advantage, providing ample opportunity for horse enthusiasts, the stables may even be used for development subject to planning consents. Additionally, the large driveway and garage offer plenty of parking space, making it easy to accommodate guests or store vehicles securely.

This bungalow is not just a home; it is a lifestyle choice, set in a beautiful setting that combines rural charm with modern amenities. Whether you are looking to downsize or seeking a peaceful place to call home, this property is sure to impress. Don't miss the chance to make this delightful bungalow your own.

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



GROUND FLOOR

Entrance Hallway

4'9" x 14'0" (1.47 x 4.28)

The Entrance Hallway is warm and welcoming complete with it's own entrance vestibule. It provides access to the Living Room, Kitchen, Bedrooms One and Two and the Shower Room.

Living Room

22'2" x 12'11" (6.76 x 3.95)

The Living Room is extremely spacious and located to the side of the property and stretches from the front of the property through to the back. It boasts three large double glazed windows including a large Bay Window and two radiators. The flooring is carpeted.

Kitchen

10'10" x 10'3" (3.31 x 3.13)

The Kitchen is located to the rear of the property. It has carpeted tiled flooring, single glazed window looking into the Conservatory and radiator. It boasts ample wall and base units incorporating a marble effect worktop and single sink with drainer and mixer tap over. Integrated appliances include electric oven and microwave with electric hob and extractor fan over. Access is given to the Entrance Hallway and Conservatory.

Conservatory

10'9" x 12'7" (3.30 x 3.85)

Located to the rear of the property off the Kitchen with carpeted flooring and access out to the rear garden.

Bedroom One

10'10" x 14'2" (3.31 x 4.32)

Located to the rear of the property, this is a double bedroom with carpeted flooring and a large double glazed window with radiator below. It also boasts integrated wardrobes.

Bedroom Two

10'11" x 10'4" (3.35 x 3.17)

A spacious double bedroom located to the front of the property with carpeted flooring, integrated wardrobes and large double glazed window with obscured glass.

Shower Room

5'10" x 7'8" (1.78 x 2.34)

The Shower Room is towards the front of the property and has tiled flooring and walls, radiator and double glazed window with obscured glass. There is a low flush WC, sink and large corner shower cubicle.

EXTERNAL

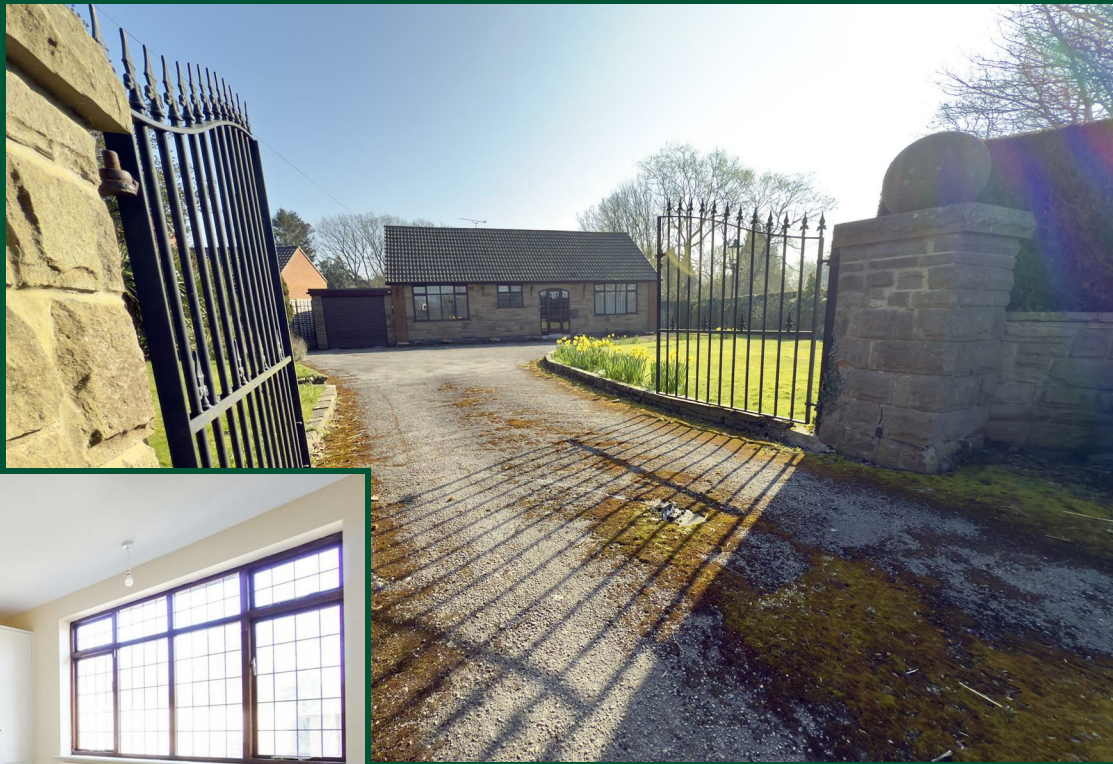
Front

The front of the property is beautifully presented with a gated driveway sweeping around to the front door and providing access to the garage also. It has two large lawned areas with flowers all around the boundary. Access down the side of the property via a lockable gate leading to the rear garden.

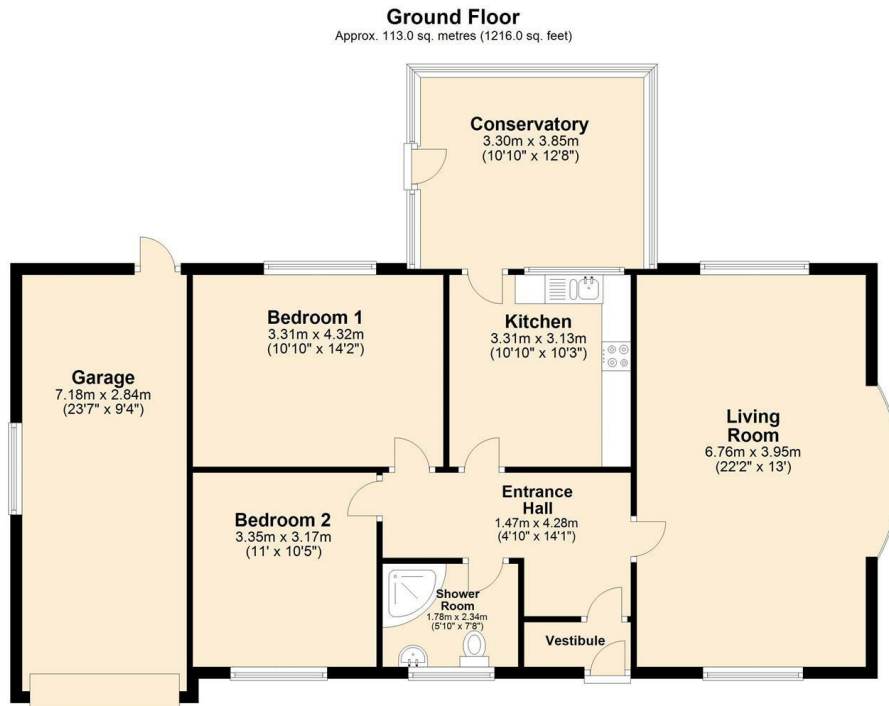
Rear Garden

The Rear Garden is very generous and even boasts a small stable block consisting of three stables. The garden is fully enclosed and mostly laid to lawn. There is also a spacious patio area ideal for outside dining.

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. 113.0 sq. metres (1216.0 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



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.

4 Glumangate, Chesterfield, S40 1QA
Telephone: 01246 232156
E-Mail: residential@wtparker.com
Website: www.wtparker.com