



71 Miriam Avenue, Chesterfield, S40 3NF
£400,000

Located in the desirable area of Miriam Avenue, Somersall, Chesterfield, this charming semi-detached house offers a perfect blend of modern living and comfort. It is set within the catchment area of Walton Holymoorside Primary School and within walking distance of Brookfield Secondary School. With three well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that leads seamlessly into a stunning single-storey extension. This extension features a beautifully presented open-plan kitchen diner and sitting room, perfect for entertaining or enjoying family meals. The kitchen boasts elegant herringbone flooring and underfloor heating, ensuring a warm and inviting atmosphere throughout the year.

The property benefits from gas central heating and double-glazed windows, providing both efficiency and comfort. Outside, you will find a generous rear garden, complete with an Indian stone patio, offering an excellent space for outdoor relaxation and gatherings.

Parking is a breeze with space for two vehicles, making this home not only practical but also convenient. The location is truly exceptional, with easy access to the M1 motorway and Chesterfield town centre, ensuring that you are well-connected to local amenities and transport links.

This property is not to be missed, offering a wonderful opportunity to secure a delightful home in a sought-after area. Whether you are a first-time buyer or looking to upsize, this residence is sure to impress.

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



GROUND FLOOR

Entrance Hallway

9'5" x 4'6" (2.88 x 1.39)

A beautifully presented and welcoming entrance which has Herringbone style flooring, carpeted stairs and a double glazed window. Access is given to the Living Room, Sitting Room, WC and first floor via stairs.

WC

There is a continuation of the Herringbone flooring and it is located beneath the stairs. There is a double radiator and double glazed window with obscured glass and part tiled walls. There is a low flush WC and wash basin with mixer tap.

Living Room

11'5" x 11'3" (3.49 x 3.44)

Located to the front of the property with a large double glazed bay window which has a double radiator below and carpeted flooring. Also on offer is a beautiful decorative fireplace.

Sitting Room

13'1" x 10'2" (3.99 x 3.10)

The Sitting Room is open plan with the Kitchen Diner and has Herringbone flooring and a double radiator. The flooring continues through to the Kitchen Diner which forms part of the single storey extension to the rear.

Kitchen Diner

12'11" x 18'3" (3.94 x 5.57)

A stunning focal point for the whole property. It boasts Herringbone flooring complete with underfloor heating, two Velux windows and large double glazed bifold doors giving access out to the

picturesque rear garden. The Kitchen comprises of ample wall and base units for storage and a large Island providing a Breakfast Bar and more storage. Integrated appliances include a black 1.5 sink and drainer with "QUOOKER" boiling water tap. There is a double oven and Fridge Freezer and the electric hob and extractor is built into the Island providing more worktop space. Access is given to the Utility Room.

Utility Room

9'8" x 7'9" (2.97 x 2.37)

A further continuation of the Herringbone flooring, a double radiator and uPVC double glazed door providing access out to the side of the property. There are also storage cupboards and a worktop with space and plumbing for a washing machine. There is also a single sink and drainer with mixer tap above.

FIRST FLOOR

Landing

7'1" x 7'9" (2.16 x 2.37)

The landing is carpeted and there is a double glazed window and double radiator. Access is given to all three bedrooms and the Bathroom.

Bedroom One

11'5" x 11'3" (3.49 x 3.44)

Located to the front of the property and has carpeted flooring and a large double glazed window with double radiator below.

Bedroom Two

13'1" x 10'2" (3.99 x 3.10)

This bedroom is located to the rear of the property and has carpeted flooring and a large double glazed

window with double radiator below. There is also access to its own store cupboard.

Bathroom

9'8" x 6'1" (2.97 x 1.87)

An extremely modern bathroom which is located to the rear of the property. It has tiled flooring and walls, a heated towel rail and a double glazed window with obscured glass. There is a four piece bathroom suite in white which comprises of a low flush WC, pedestal wash basin with storage below, large bath tub and oversized shower cubicle.

Bedroom Three

7'4" x 6'7" (2.25 x 2.03)

A great sized third bedroom which is located to the front of the property. It has carpeted flooring and a double glazed window with double radiator below. This bedroom is currently being used as an Office.

EXTERNAL

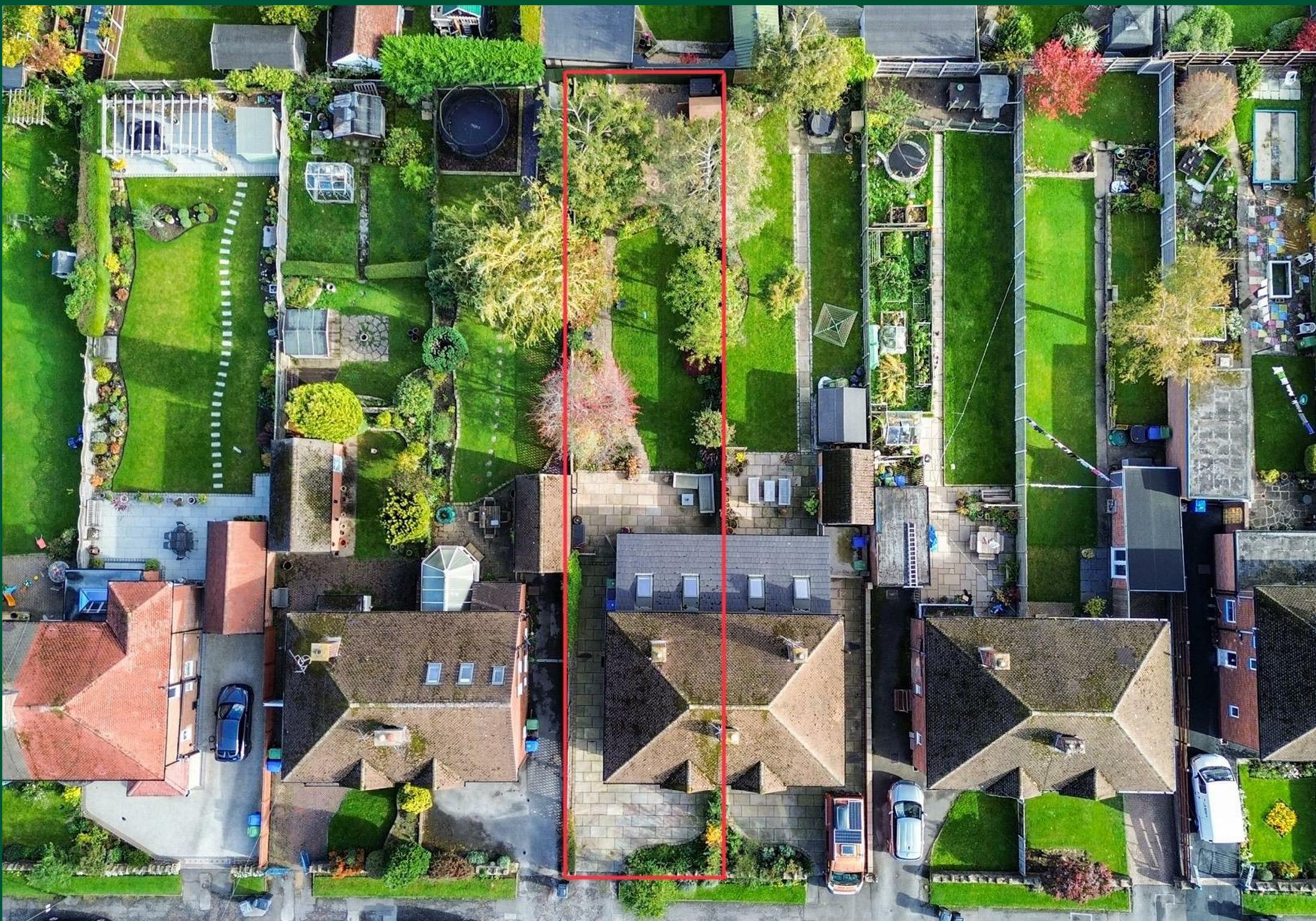
Front

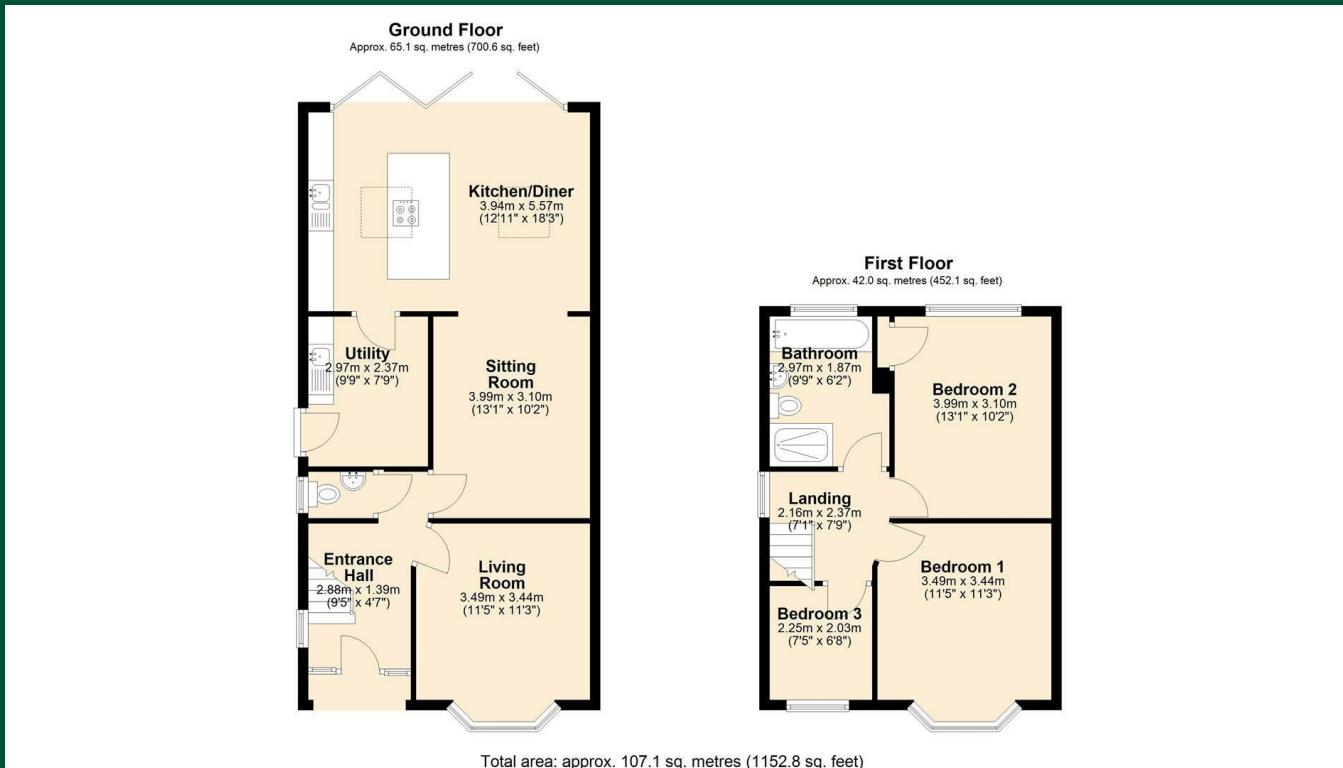
A stunning aesthetic with Indian Stone Driveway which can accommodate a couple of vehicles and provides access down the side of the property to the rear garden via a lockable gate.

Rear Garden

The rear garden is extremely generous and consists of a large patio of Indian Stone, then the rest of the garden is mostly laid to lawn and a stoned area to the bottom. The boundary is fenced and there are flower beds also surrounding the garden.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(81-91) B	69	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

