



16 Birch Close, Grassmoor, Chesterfield, S42 5YD
£350,000



Welcome to Birch Close, Grassmoor, Chesterfield - a stunning detached house that offers the perfect blend of space, comfort, and style. This property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, making it an ideal choice for a growing family looking to upsize.

One of the standout features of this property is the ample parking space for multiple vehicles, ensuring convenience for you and your guests. The double fully integrated garage and utility room provide additional storage and functionality, catering to all your needs.

Situated on a corner plot, this house offers a larger than usual driveway, adding to the overall appeal and practicality of the property. The spacious interior is complemented by double glazing throughout, ensuring a bright and airy atmosphere in every room.

Step outside to discover the stunning rear garden that overlooks woodland, providing a peaceful and picturesque setting for outdoor relaxation and entertainment. The location of this property is truly excellent, offering a perfect balance of tranquillity and accessibility to local amenities.

If you are in search of a perfect family home that combines comfort, space, and a great location, look no further than this charming property on Birch Close. Don't miss out on the opportunity to make this house your dream home!

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

A spacious and welcoming space which has a separate inner porch entrance. It is carpeted and has a uPVC door leading out to the front of the property. Access is given to the Living Room, Dining Room, Kitchen Diner, WC and first floor via stairs.

WC

6'7" x 2'8" (2.01 x 0.83)

This is carpeted and has a small radiator, alarm keypad and small double glazed window with obscured glass. There is a low flush WC and sink with mixer tap and storage below.

Living Room

17'7" x 10'11" (5.36 x 3.33)

A spacious living room located to the front of the property which has a large double glazed bay window with radiator below, a second radiator towards the rear of the room, gas fire and Oak French doors leading into the Dining Room.

Dining Room

10'4" x 10'9" (3.16 x 3.28)

A good sized Dining Room located to the rear of the property which has carpeted flooring, radiator and double glazed sliding doors leading out to the Rear Garden.

Kitchen Diner

12'9" x 15'8" (3.90 x 4.79)

The Kitchen Diner is extremely spacious and located to the rear of the property. It has tile effect flooring, radiator and 2 double glazed windows overlooking the beautiful gardens. The Kitchen Units are extremely modern and boast ample wall and base units and integrated appliances such as Dishwasher, single sink and drainer, 4 ring gas hob, counter level AEG oven and extractor fan. Also on offer is a spacious dining area.

Utility Room

11'4" x 7'8" (3.47 x 2.35)

A good sized Utility Room is also available just off the Kitchen and to the rear of the property. It boasts wall and base units which incorporate a single sink and drainer with mixer tap and space and plumbing for a washing machine and drier. The flooring is tile effect and there is a radiator and double glazed window. Access is given to the Rear Garden via a uPVC Door and into the double garage via external wooden door.

FIRST FLOOR

Landing

A spacious landing which is carpeted and provides access to all four bedrooms, store cupboard, loft and bathroom.

Bedroom One

11'6" x 13'11" (3.51 x 4.25)

This is a spacious double bedroom located to the front of the property which is carpeted and has two double glazed windows with radiator below. It also has access to it's own En-Suite.

En-Suite

4'0" x 6'0" (1.24 x 1.83)

This is carpeted and has a double glazed window with obscured glass and radiator below. There is ample storage in the En-Suite and it has a low flush WC, wash basin with mixer tap and shower cubicle.

Bedroom Two

12'9" x 9'0" (3.89 x 2.75)

A spacious double bedroom located to the front of the property which has carpeted flooring and large double glazed window with radiator below.

Bathroom

6'4" x 7'5" (1.94 x 2.28)

The bathroom is located to the rear of the property. It has carpeted flooring and double glazed window with obscured glass. The walls and flooring are tiled and have a low flush WC, wash basin with storage below and mixer tap and bath tub with shower over.

Bedroom Three

10'10" x 9'7" (3.31 x 2.94)

A spacious double located to the rear of the property with carpeted flooring, integrated wardrobes and double glazed window with radiator below.

Bedroom Four

10'10" x 9'0" (3.31 x 2.76)

A spacious double located to the rear of the property with carpeted flooring, integrated wardrobes and double glazed window with radiator below.

EXTERNAL

Front

This property is simply stunning. It is beautifully presented in every way and is ideally located in a large corner plot with large driveway! The driveway can accommodate multiple vehicles as well as having access to the double garage. Access is available down the side of the property via a lockable gate.

Rear Garden

The Rear Garden is picturesque. There are two levels. The first level next to the house has a small patio area and access through the beautifully lawned area to the lower level which is fenced and borders the woodland behind. When the sun is out, it hits the garden throughout the day.

EPC Rating

D/61

Council Tax Banding

Band D - North East Derbyshire District Council

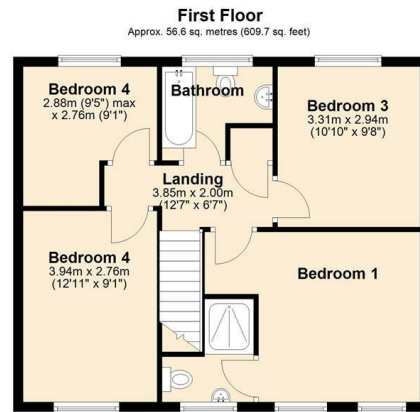
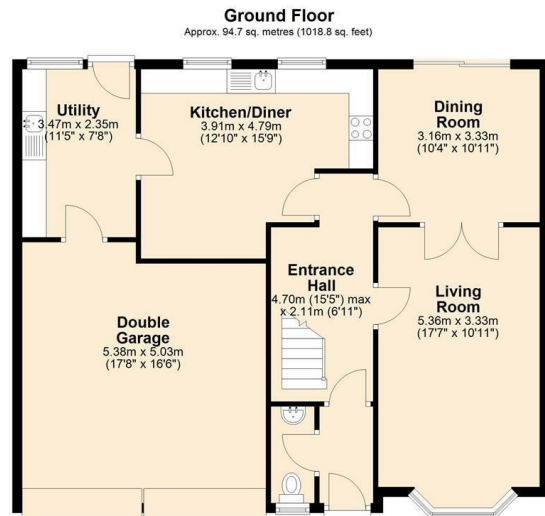
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Total area: approx. 151.3 sq. metres (1628.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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		
		80
	61	
England & Wales		EU Directive 2002/91/EC



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