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estate agents

The Knoll 9A Cuttholme Road

Ashgate, Chesterfield, S40 4RF

Guide price £325,000

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PRICE GUIDED £325,000 - £350,000

Offered with NO CHAIN & IMMEDIATE POSSESSION!!

Deceptively spacious DETACHED FAMILY HOUSE with FOUR GENEROUS SIZED BEDROOMS and over 1900 square feet of family living accommodation! Situated in this highly sought after residential location with a superb front outlook which overlooks the School Green area. Located within close proximity of local schools, amenities, shops, bus routes, the town centre and with Holme Brook Valley Park and Linacre Reservoirs being only a short distance away.

Internally the property would benefit from a scheme of modernisation works and currently benefits from gas central heating with a Combi Boiler (serviced) uPVC double glazing. Comprises of side entrance porch into the hallway, cloakroom/WC, fitted kitchen, dining room, reception room and large rear conservatory which overlooks the generous rear garden plot. To the first floor main bedroom with pleasant front aspect and fitted wardrobes (scope for en suite subject to consents) two further good sized double bedrooms and generous 4th bedroom, family bathroom with 3 piece suite. Substantial loft conversion which has scope for further bedroom conversion (subject to consents)

Front driveway with access to the Integral Garage and ample car standing spaces. Side gate and pathway leads to the rear. Good sized mature and well established garden with raised patio/terrace area having low brick walling and steps to lower generous lawn area with mature side borders which are stocked with an abundance of mature trees, plants and shrubs. Outside store and garden shed with light & power.

Additional Information

Gas Central Heating-Baxi Combi Boiler with Gas Certificate
Electrical Certificate
Cavity Wall Insulation
uPVC double glazed windows/fascias/soffits
Security Alarm System
Gross Internal Floor Area - 180.8 Sq.m/ 1946.4 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Outwood Academy Newbold





On the Ground Floor
Side Entrance Porch
 4'1 x 3'3 (1.24m x 0.99m)

Hallway
 11 x 6'3 (3.35m x 1.91m)
 Useful under stairs storage cupboard. Stairs to first floor and access to ground floor rooms and to the garage.

Cloakroom/WC
 4'11 x 4 (1.50m x 1.22m)
 Low level WC and wash hand basin

Kitchen
 11'8 x 8'1 (3.56m x 2.46m)
 Comprising of a range of base and wall units with work surfaces over and inset stainless steel sink unit with tiled splash backs. Integrated Electric double oven and electric hob. Space for fridge. Access door to the Conservatory.

Dining Room
 11'6 x 10'5 (3.51m x 3.18m)
 Patio doors to the conservatory

Conservatory
 18'9 x 7'11 (5.72m x 2.41m)
 A good sized conservatory across the rear elevation and enjoys view over the mature rear gardens. Side single access door and French doors onto the patio area.

Reception Room
 18'3 x 11'6 (5.56m x 3.51m)
 Front aspect window with a very pleasant view over the Green Area. Feature fireplace with marble back and hearth and having electric fire.



On the First Floor

First Floor Landing
 14'3 x 6'2 (4.34m x 1.88m)
 Access via a retractable ladder to the converted loft space.

Converted Loft Space
 35'8 x 9'7 (10.87m x 2.92m)
 A fabulous additional space which is perfect for hobby or home working. Floor and ceiling are both boarded, there are lights and power and a uPVC end gable window. Excellent potential for further bedroom conversion (subject to consents)

Front Double Principal Bedroom
 18'5 x 11'6 (5.61m x 3.51m)
 A generous sized main double bedroom with lovely views over the Green area. Full range of fitted bedroom wardrobes. (There is scope for en suite subject to consents)

Double Bedroom Two
 11'6 x 10'5 (3.51m x 3.18m)
 A good sized second bedroom with rear aspect window having view over the mature rear gardens. Range of fitted wardrobes & drawers





Double Bedroom Three

14'9 x 8'1 (4.50m x 2.46m)

Generous third double bedroom with rear aspect window overlooking the rear gardens.

Rear Bedroom 4

11'9 x 8'0 (3.58m x 2.44m)

A further good sized bedroom with rear aspect window overlooking the gardens. Built in cupboard.

Fully Tiled Family Bathroom

8'6 x 5'4 (2.59m x 1.63m)

Comprising of a colour three piece bathroom suite which includes a bath with shower spray, low level WC and pedestal wash hand basin.



Integral Garage

18'11 x 8'1 (5.77m x 2.46m)

Generous size garage with light and power. Gas and electric meters. Plumbing for washing machine. The Baxi Combi Boiler is located in the garage- it is serviced and has a gas certificate.

Outside

Front driveway with access to the Integral Garage and ample car standing spaces. Side gate and pathway leads to the rear. Good sized mature and well established garden with raised patio/terrace area having low brick walling and steps to lower generous lawn area with mature side borders which are stocked with an abundance of mature trees, plants and shrubs. Outside store and garden shed with light & power.



School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

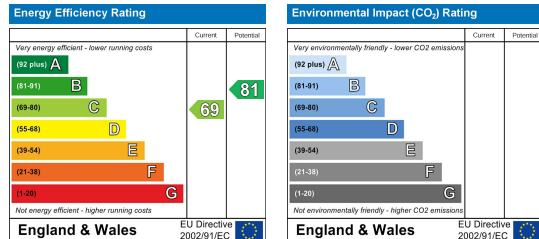
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

