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estate agents

Plot 29 The Petworth Churchside

Calow, Chesterfield, S44 5BH

£335,000

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COMPLETED WITH UPGRADED EXTRAS WORTH £11,136 includes KITCHEN UPGRADES WORTH £7,600 .

- Kitchen - £2,400
- Granite - £4,000
- Kitchen Tiles - £1,200
- Carpets - £2,386
- En-Suite Tiles - £550
- Bathroom Tiles £650

Welcome to The Petworth - your perfect four-bedroom detached family home in the picturesque new community of Churchfields, Calow. This beautiful property accommodates every need of modern family life, with ample space inside and out and exquisite finishes to delight owners at every turn. The timeless design makes for a home to last, built with only the highest quality materials.

The open-plan heart of your home contains a stunning fitted kitchen with high specification integrated appliances island and a spacious dining area. This family hub has bi-fold doors which lead onto the garden making it the perfect space to relax or entertain. The ground floor also offers a separate lounge with a beautifully appointed bay window and a downstairs cloakroom.

Moving upstairs, you will find the four bedrooms, each with expansive windows to make the most of your rural views. These rooms include two doubles and an en-suite shower room off the principal bedroom. The family bathroom on the first floor provides a high-quality sink, toilet, bath and shower facilities all finished to Woodall's impeccable standards.

Externally the property has a private driveway and garage. Each home comes with a 10 Year New Build Warranty for that added peace of mind.

Situated in the scenic area of Calow, Churchfields benefits from the ultimate blend of close-by amenities in Chesterfield and the rural surroundings to the East of the town. With easy access to a number of highly regarded schools, Chesterfield Hospital and transport links to the M1, you're never far from anything you might need.





EXTRA UPGRADES

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Additional Information

Gas Central Heating-
 uPVC Double Glazed Windows
 Gross Internal Floor Area - 112.1 Sq.m / 1207.00 Sq.ft
 Council Tax Band - TBC
 Secondary School Catchment Area - Outwood Academy-
 Hasland Hall
 10 Year New Build Warranty

Entrance Hall

Reception Room

17'2 x 11'0 (5.23m x 3.35m)

Kitchen / Dining

19'3 x 14'10 (5.87m x 4.52m)

Downstairs W/C

6'1 x 2'9 (1.85m x 0.84m)

First Floor Landing

Principal Bedroom One

14'9 x 10'5 (4.50m x 3.18m)

En-Suite

6'10 x 4'10 (2.08m x 1.47m)

Double Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

Double Bedroom Three

9'6 x 8'1 (2.90m x 2.46m)

Single Bedroom Four

8'7 x 7'1 (2.62m x 2.16m)

Family Bathroom

7'4 x 6'2 (2.24m x 1.88m)

Outside

Garage

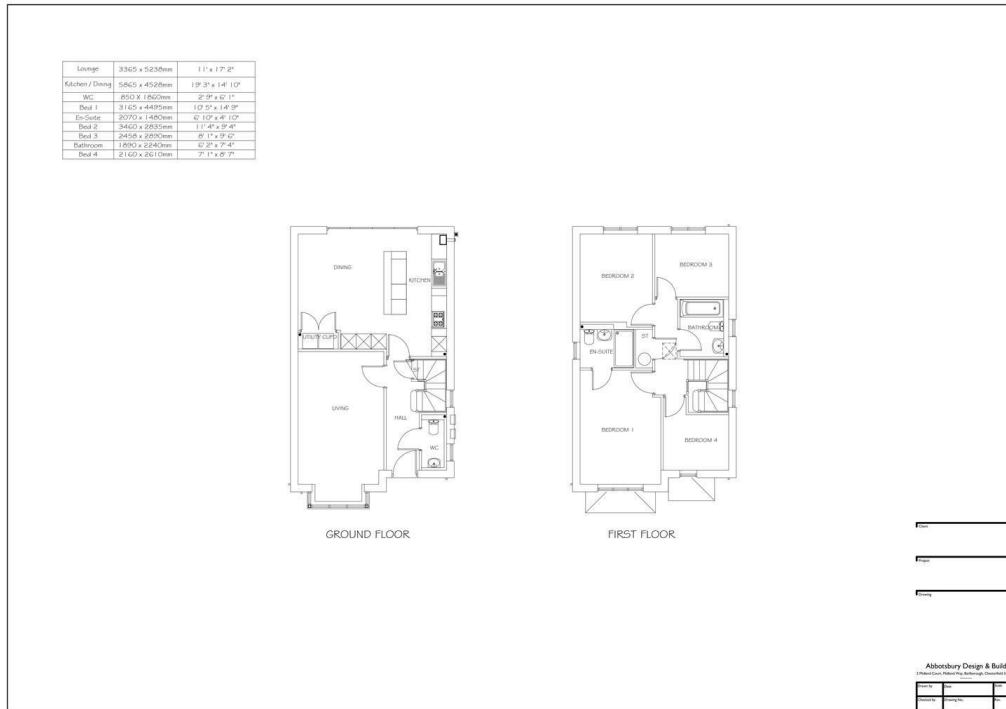


School catchment areas

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



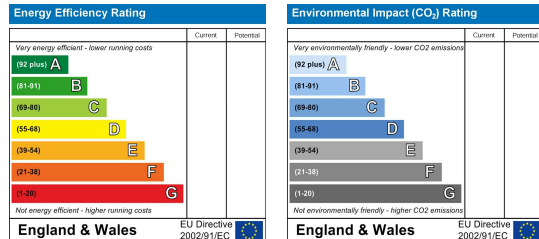
Area Map



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



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.

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