



**w****ards**  
estate agents

**The Lindisfarne Churchside**

Calow, Chesterfield, S44 5BH

**£415,000**

# The Lindisfarne Churchside

Calow, Chesterfield, S44 5BH

COMPLETED WITH UPGRADED EXTRAS WORTH £22,000 includes KITCHEN UPGRADES WORTH £15,300- PLUS ALL FURNITURE, FIXTURES AND FITTINGS WORTH OVER £30K ARE ALSO INCLUDED!!

- Kitchen - £1,300
- Granite - £11,900
- Kitchen Tiles - £1,350
- Induction Hob - £750
- Chrome Sockets - £1,450
- Cloakroom Tiles - £550
- Internal Doors - £2,200
- Carpets - £1,241
- En-Suite Tiles - £550
- Bathroom Tiles £650

SHOWHOME NOW AVAILABLE FOR VIEWING!! - The Lindisfarne at Churchfields, Calow is a gorgeous four-bedroom detached home that offers the ultimate family living space conveniently set across two storeys. Churchfields is a development of 46 idyllic new homes, in Calow, to the East of Chesterfield, built with decades of experience by Woodall Homes.

Situated in the beautiful village of Calow, Churchfields is ideally located on the outskirts of Chesterfield town centre and close to a range of local amenities. It is also just a few minutes drive from the M1 and has great transport links to Chesterfield, Derby, Nottingham and Sheffield. Both East Midlands (EMA) and Doncaster Sheffield (DSA) airports are under an hour away and offer flights across Europe and beyond.

An open plan kitchen/dining area extends from the front to the back of the property, benefitting from natural light at all times of day. The kitchen contains high-quality, designer, fitted units, integrated appliances and a kitchen island to create the ultimate heart of the home. Double doors open out onto the garden for further flexibility of space. The ground floor also offers a separate spacious lounge, utility area and downstairs WC.

The four well-proportioned bedrooms are on the first floor, with the principal benefitting from an en-suite shower room. The family bathroom completes the home, with Woodall's stylish finishes included.

The property also benefits from a private driveway and single garage to the rear of the property.





**EXTRA UPGRADES £22,000**  
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**Additional Information**

Gas Central Heating-  
uPVC Double Glazed Windows  
Gross Internal Floor Area - 135.2 Sq.m / 1456.00 Sq.ft  
Council Tax Band - TBC  
Secondary School Catchment Area - Outwood Academy-Hasland Hall  
10 Year New Build Warranty

**Entrance Hall**

**Downstairs W/C**

6'11 x 3'1 (2.11m x 0.94m)

**Reception Room**

16'5 x 11'8 (5.00m x 3.56m)

**Family Room**

7'11 x 7'2 (2.41m x 2.18m)

**Kitchen/Dining Room**

17'7 x 14'5 (5.36m x 4.39m )

**Utility Room**

6'9 x 5'4 (2.06m x 1.63m)

**Store**

3'1 x 2'3 (0.94m x 0.69m)

**First Floor Landing**

**Principal Bedroom 1**

12'8 x 11'10 (3.86m x 3.61m)

**En-Suite**

9'0 x 4'11 (2.74m x 1.50m)

**Double Bedroom 2**

12'3 x 11'10 (3.73m x 3.61m)

**Bedroom 3**

12'6 x 7'4 (3.81m x 2.24m)

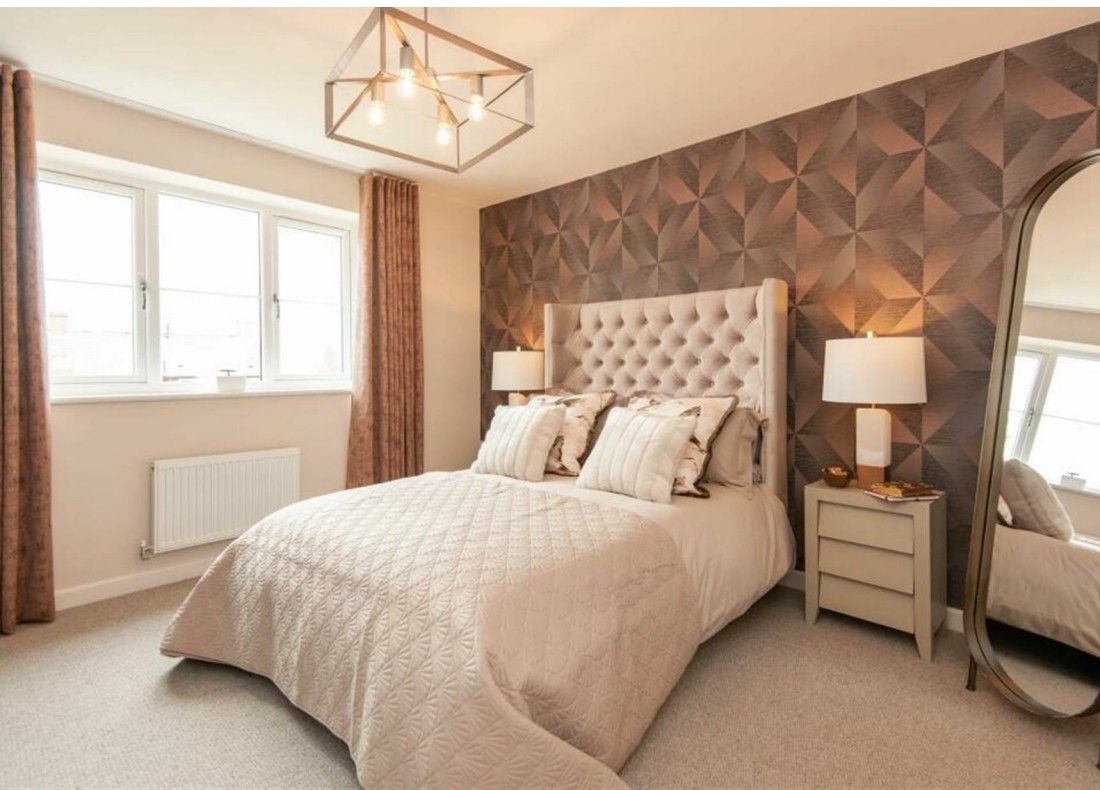




**Bedroom 4**  
9'6 x 8'6 (2.90m x 2.59m )

**Family Bathroom**  
8'10 x 6'8 (2.69m x 2.03m)

**Outside**  
**Single Garage**



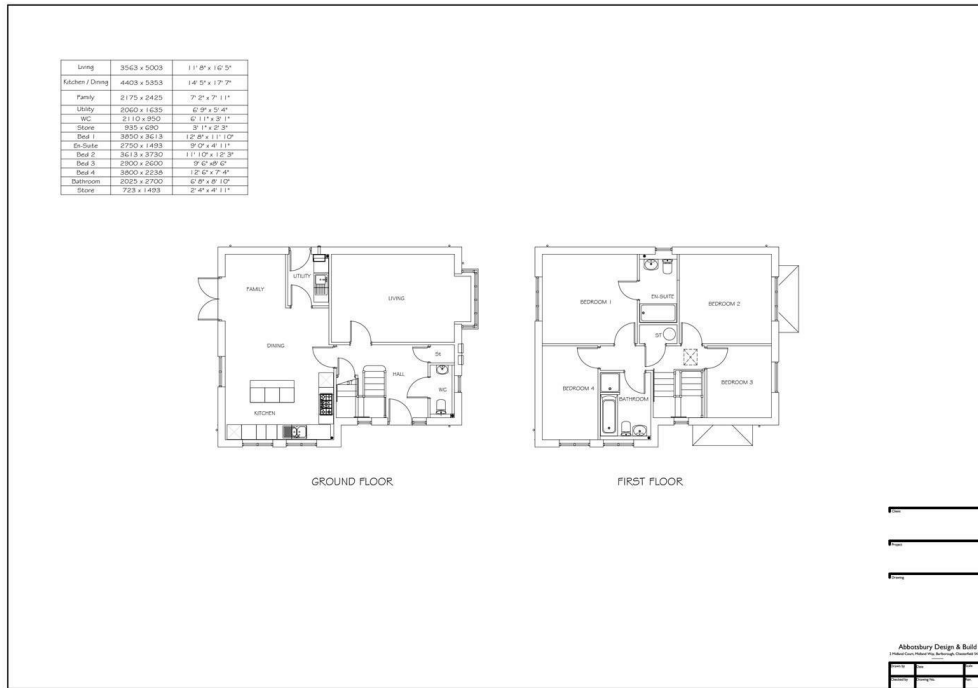
### School catchment areas

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



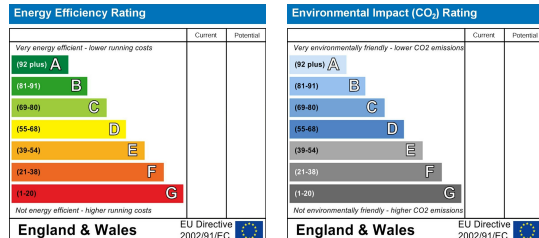
## Area Map



## 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.

17 Glumangate, Chesterfield S40 1TX

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