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estate agents

12 Lakeside Close

Old Whittington, Chesterfield, S41 9TD

£425,000

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Superb well proportioned and tastefully appointed FOUR BEDROOM, TWO BATHROOMED DETACHED FAMILY HOUSE. Situated in a very popular development on the North side of Chesterfield in a secluded cul de sac within a semi-rural residential area which is ideally located for Chesterfield, Dronfield & Sheffield with local amenities, schools and bus routes close by.

Offered with No Chain and Immediate Possession upon Completion- Grant of Probate is awaited.

Internally the accommodation benefits from gas central heating, uPVC double glazing, security alarm and comprises of entrance hall, reception room, dining room with patio doors to conservatory, breakfast kitchen, utility and cloakroom/WC. To the first floor Principal double bedroom with luxury re-fitted en suite shower room, three further double bedrooms and half tiled family bathroom with 3 piece suite.

Well established front gardens with shared access driveway which provides car standing spaces and leads to the attached single garage. Fabulous South facing rear landscaped gardens with several tiered stone flagged sun terraces and patio area. Superb rear views over paddocks.

Additional Information

Gas Central Heating- Potterton Gas Boiler

uPVC Double Glazed Windows

Gross Internal Floor Area - 1423.5 Sq.Ft. / 132.2 Sq.m

Council Tax Band - E

Secondary School Catchment Area - Whittington Green School





Entrance Hall

10'8" x 6'0" (3.25m x 1.83m)

having front Composite entrance door with glazed side panels. Stairs climb to the first floor.

Reception Room

16'3" x 11'1" (4.95m x 3.38m)

Front aspect window. Feature fireplace having marble back and hearth & gas-fire. Double doors into the dining room.

Dining Room

10'1" x 9'11" (3.07m x 3.02m)

Patio door to the Conservatory

Superb uPVC Conservatory

9'11" x 9'1" (3.02m x 2.77m)

Having tiled floor. uPVC side door to stone terrace plus uPVC French doors to the Stone patio and multi tiered/terraced gardens. Flitted blinds.

Breakfast Kitchen

10'3" x 10'1" (3.12m x 3.07m)

Comprising of a range of base and wall Gloss fronted units with complimentary work surfaces over an inset stainless steel sink unit with tiled splash backs. Integrated oven, gas hob and chimney extractor above. Space for fridge/freezer, integrated dishwasher. Useful under stairs pantry with shelving.

Utility Room

5'10" x 5'4" (1.78m x 1.55m)

with base units having work surfaces and inset stainless steel sink unit with tiled splash backs. Space for washing machine and dryer. Potterton Gas Boiler. Door to the rear patio and gardens.

Cloakroom/WC

5'1" x 3'11" (1.55m x 1.19m)

Having a 2 piece suite which includes low level WC and wash hand basin.

First Floor Landing

10'1" x 5'0" (3.07m x 1.52m)

Airing cupboard and cylinder water tank. Access via a retractable ladder to the insulated loft space with lighting.

Front Double Bedroom One

14'0" x 11'1" (4.27m x 3.38m)

A generous principal bedroom with front aspect window.

Luxury En-Suite Shower Room

6'0" x 5'5" (1.83m x 1.65m)

Comprising of a double shower cubicle area with mains rain shower and screens, wash hand basin set in vanity cupboard, low level WC in vanity housing and chrome heated towel rails.



Front Double Bedroom Two

13'8" x 11'2" (4.17m x 3.40m)

Having a range of Pine fitted wardrobes. Over stairs store cupboard. Pleasant front aspect window with view over The Green area.

Rear Double Bedroom Three

12'5" x 9'4" (3.78m x 2.84m)

Having a range of triple wardrobes. Lovely rear views over the gardens and the paddock beyond.

Rear Bedroom Four

10'3" x 9'0" (3.12m x 2.74m)

A fourth good sized room which is fitted with wall to wall book shelving and filing shelves. A versatile room with superb rear views that could be used for bedroom/office or home working.



Half Tiled Family Bathroom

7'1" x 6'10" (2.16m x 2.08m)

Comprises of a 3 piece White suite including a bath with shower spray, pedestal wash hand basin and low level WC.

Attached Garage

16'11" x 7'9" (5.16m x 2.36m)

Having light and power

Outside

Well established front garden with shared access driveway which provides car standing spaces and leads to the Attached Single Garage.



Fabulous South facing rear landscaped gardens with several beautiful stone flagged sun tiered terraces and patio areas. Lovely views overlooking rear paddocks.

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

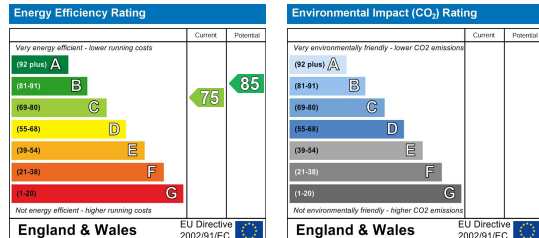


Total area: approx. 132.2 sq. metres (1423.5 sq. feet)

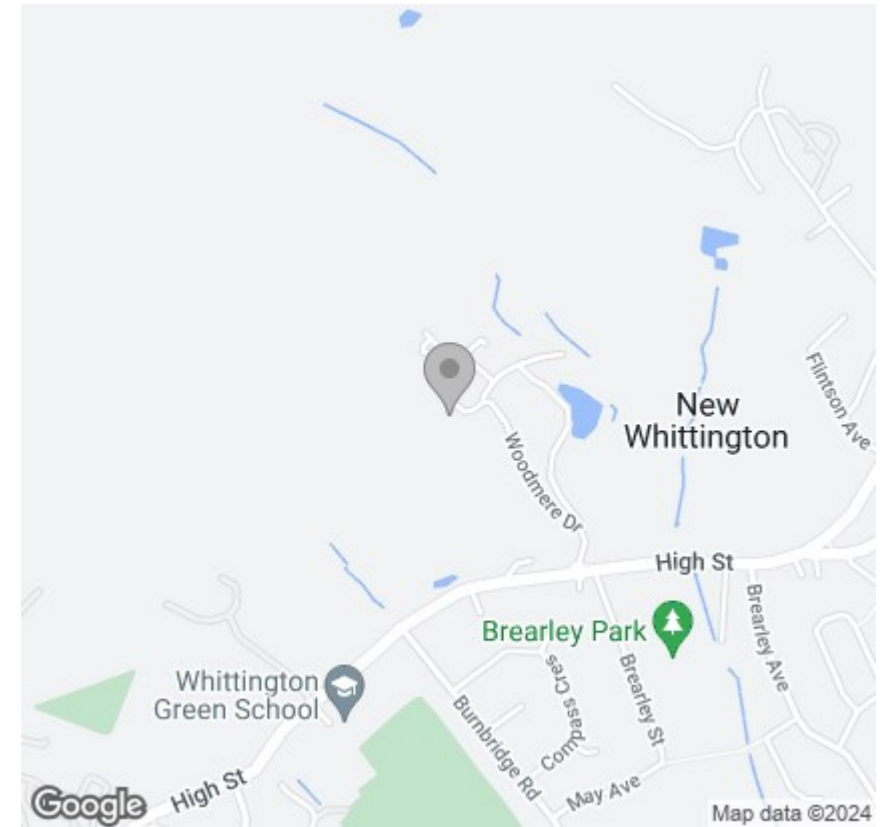
Viewing

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



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.

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