



w**ards**
estate agents

287 High Street

New Whittington, Chesterfield, S43 2AP

£375,000

287 High Street

New Whittington, Chesterfield, S43 2AP

Generously proportioned EXTENDED THREE BEDROOM/TWO BATHROOM DETACHED BUNGALOW set within a generous garden plot and an impressive roadside elevated position. Located in this extremely sought after residential semi rural position. Perfect for all local amenities, shops schools, bus routes and with easy access to Chesterfield, Dronfield or Sheffield.

Offering over 2000 sq ft of versatile family living accommodation the bungalow benefits from gas central heating with a Combi boiler, uPVC double glazing, 20 solar panels (owned) and comprises of spacious entrance hallway, family reception room, dining room, integrated breakfast kitchen. Inner hallway to principal double bedroom with fully tiled en suite shower room, two further bedrooms and fully tiled family bathroom with 4 piece White suite.

There is access via a feature spiral staircase to the lower level generous living/home working/office room, cloakroom/WC and Conservatory.

Stone flagged entrance driveway via front wrought iron entrance security gates. Ample car parking spaces and double detached garage with driveway which sweeps around the front of the bungalow to the Conservatory access. Established, mature front gardens with lawn and stocked borders with low gradient steps. Fabulous front veranda/decking area with glazed balustrade.

Generous rear lawns with substantial side boundaries and stone patio. Sun terrace area which is ideal for family/social BBQ and outside entertainment!

Additional Information

Gas Central Heating - Combi Boiler.

20 solar panels- owned

uPVC Double Glazed Windows

Gross Internal Floor Area - 186.2 Sq.m/ 2004.8 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area -Whittington Green School





Entrance Hall

12'9" x 5'4" (3.89m x 1.63m)

Front uPVC French double entrance doors into the spacious hallway giving access to the internal accommodation. Cupboard with Combi Boiler. Access to the loft space via a retractable ladder.

Reception Room

19'11" x 11'11" (6.07m x 3.63m)

A fabulous family living space which benefits from plenty of light from the front and side aspect windows. Feature stone fireplace with mantle and stone hearth with inset log burner. Wooden flooring.

Dining Room

11'10" x 8'11" (3.61m x 2.72m)

Rear and side aspect windows with views over the gardens.

Breakfast Kitchen

11'10" x 10'4" (3.61m x 3.15m)

Comprising of a range of base and wall units with complimentary work surfaces over with inset stainless steel sink. Integrated electric oven, microwave and hob with chimney extractor above. Under floor heating.

Rear Double Bedroom One

16'9" x 9'3" (5.11m x 2.82m)

Range of fitted wardrobes. View over the rear gardens.

En- Suite

4'8" x 4'8" (1.42m x 1.42m)

Being fully tiled and comprising of a shower cubicle, wash hand basin set in vanity units, low level WC. Tiled floor and heated towel rail.

Front Double Bedroom Two

12'0" x 10'9" (3.66m x 3.28m)

Front and side aspect windows

Front Bedroom Three

10'9" x 8'5" (3.28m x 2.57m)

Superb Family Bathroom

Comprising of a spa bath with shower attachment hose, double shower area with mains shower, low level WC, pedestal wash hand basin. Tiled floor, chrome heated towel rail and under floor heating.

Lower Ground Floor

Impressive Family Room

24'1" x 12'0" (7.34m x 3.66m)

Spiral staircase provides access to this splendid versatile family living space which could be used for additional living/ office or home working space. Access door to the side and rear gardens. French doors into the Conservatory





uPVC Conservatory
13'0" x 11'8" (3.96m x 3.56m)

Cloakroom/WC
6'2" x 4'9" (1.88m x 1.45m)

Comprising of a 2 piece suite which includes a pedestal wash hand basin and low level WC.

Double Detached Garage
22'8" x 20'2" (6.91m x 6.15m)

Rear personal door. Light and power and remote controlled doors.

Outside

Stone flagged entrance driveway via front wrought iron entrance security gates. Ample car parking spaces and driveway which sweeps around the front of the bungalow to the Conservatory access. Established, mature front gardens with lawn and stocked borders with low gradient steps. Fabulous front veranda/decking area with glazed balustrade.

Generous rear lawns with substantial side boundaries and stone patio. Sun terrace area which is ideal for family/social BBQ and outside entertainment! A portion of the rear garden is being retained by the vendor.



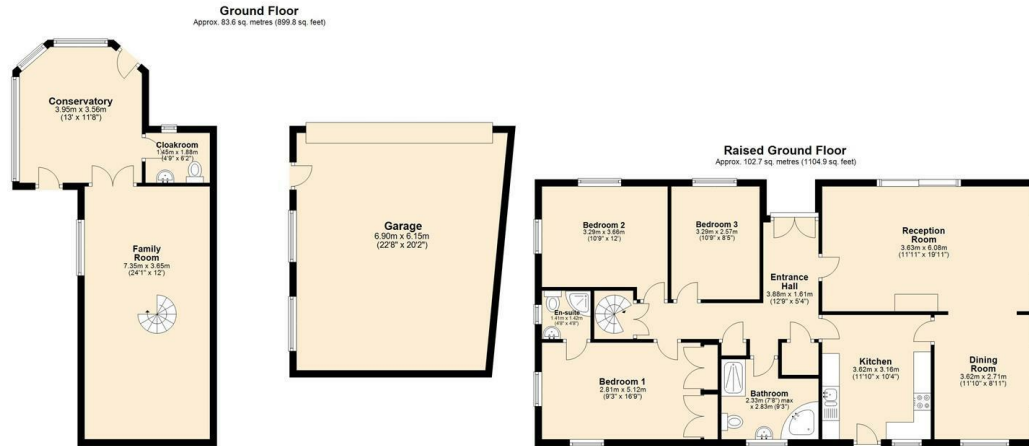
School catchment areas

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

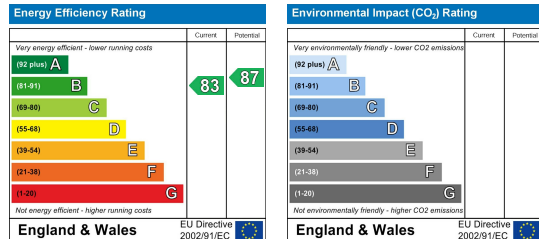


Total area: approx. 186.2 sq. metres (2004.8 sq. feet)

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.

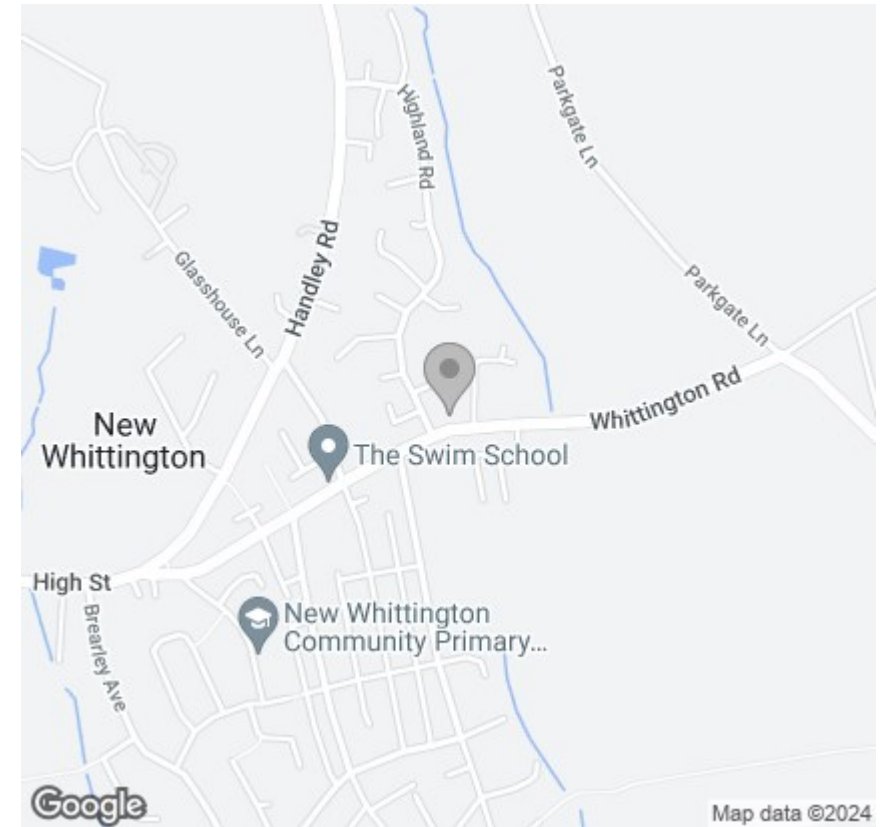
Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

