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estate agents

273 Spital Lane

Spital, Chesterfield, S41 0HS

Guide price £385,000

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Guide Price £385,000-£395,000

Early viewing is highly recommended of this deceptively spacious **FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE** which is situated in this ever popular semi rural location close to open countryside. Within easy reach of Chesterfield town centre, train station, hospital and excellent commuter road links via the A617/A61 & M1 motorway.

Impeccably presented throughout the family accommodation benefits from gas central heating, has 16 solar panels and uPVC double glazing. Internally offers spacious entrance hall, cloakroom/WC, front dining room or bedroom 4, family reception room with feature fireplace and French doors onto the rear patio, superb dining kitchen with integrated appliances and utility room off. To the first floor there is a large landing area with Velux window, principal double bedroom with superb en suite shower room, two further spacious double bedrooms and family bathroom with 3 piece suite.

Attractive cobble block driveway which provides ample car parking spaces or caravan standing. Further parking to the side gravel area. Fenced boundaries and bin storage area. Integral Double Garage.

Fabulous enclosed **SOUTH FACING REAR GARDENS** which include sun blessed Stone Terrace with plum slate border, decorative railings and steps to lower gardens. There is an artificially lawned ramp to the rear entrance door, the original steps are there so the ramp frame is easily removable.

External Entertaining/Garden Studio with lighting power and social bar area! Lawns and superb extensive composite decking area with steps up to the Hot Tub! Outside lighting and water tap.

Additional Information

Solar panel system owned providing 4KW with a Feed in Tariff, additional panels supporting the hot tub making 6.5KW in total Battery Storage 6.5KW

Security system with alarm and CCTV.

Gas Central Heating-Worcester Bosh Boiler- serviced
uPVC double glazed windows/facias/soffits
Gross Internal Floor Area-152.3 Sq.m/1639.3 Sq.Ft
Council Tax Band - C
Secondary School Catchment Area-Outwood Academy-Hasland Hall

Spacious Entrance Hall

16'1" x 3'8" (4.90m x 1.12m)

uPVC entrance door. Useful under stairs store cupboard.

Cloakroom/WC

7'3" x 4'1" (2.21m x 1.24m)

Comprises of a 2 piece White suite which includes low level WC and wash hand basin set in a vanity unit.





Kitchen/ Breakfast Room

15'2" x 9'10" (4.62m x 3.00m)

Comprising of a range of base and wall units with complementary work surfaces over, inset stainless steel sink unit with tiled splash backs. Integrated oven, hob and extractor fan, dishwasher and fridge. Space for fridge freezer. French doors lead through to the reception room.

Utility Room

9'10" x 5'6" (3.00m x 1.68m)

Comprising of a range of base units with complementary work surface over having an inset stainless steel sink unit with tiled splash backs. Space for washing machine and fridge. Rear access door to the garage and door to the rear garden.

Reception Room

14'9" x 11'6" (4.50m x 3.51m)

A pleasant family living room with front aspect window. Feature contemporary fireplace with electric fire. French doors lead onto the rear patio.

Dining Room/ Bedroom Four

11'2" x 8'4" (3.40m x 2.54m)

A spacious versatile room that can be used either for a formal dining room, ground floor bedroom or office/home working space.

First Floor Landing

11'7" x 11'1" (3.53m x 3.38m)

Spacious, light and airy first floor landing space with Velux window. Large storage to the eaves and airing cupboard with cylinder water tank. Access to the insulated loft space via a retractable ladder.

Eaves Storage Space

7'7" x 3'3" (2.31m x 0.99m)

Surplus amounts of eaves storage space.

Principal Double Bedroom One

15'0" x 13'8" (4.57m x 4.17m)

Superb, beautifully presented main double bedroom with front aspect window. Quality range of Walnut bedroom furniture which includes fitted wardrobes, drawers and bedside cabinets.

En- Suite Shower Room

8'10" x 3'2" (2.69m x 0.97m)

Comprising of a 3 piece suite which includes a tiled shower cubicle with mains shower, low level WC and wash hand basin set in vanity cupboard.

Front Double Bedroom Two

14'1" x 11'8" (4.29m x 3.56m)

A second spacious double bedroom with front aspect dormer window.

Rear Double Bedroom Three

13'0" x 11'5" (3.96m x 3.48m)

Third spacious double bedroom with 2 Velux windows.

Family Bathroom

7'7" x 5'7" (2.31m x 1.70m)

Comprising of a 3 piece White suite that includes bath, low level WC and pedestal wash hand basin.

Integral Double Garage

17'6" x 17'2" (5.33m x 5.23m)

Remote controlled garage doors. Lighting and power. Worcester Bosh Conventional Boiler which is serviced. Wash hand basin and door into the utility room.





Outside

Attractive cobble block driveway which provides ample car parking spaces or caravan standing. Further parking to the side gravel area. Fenced boundaries and bin storage area.

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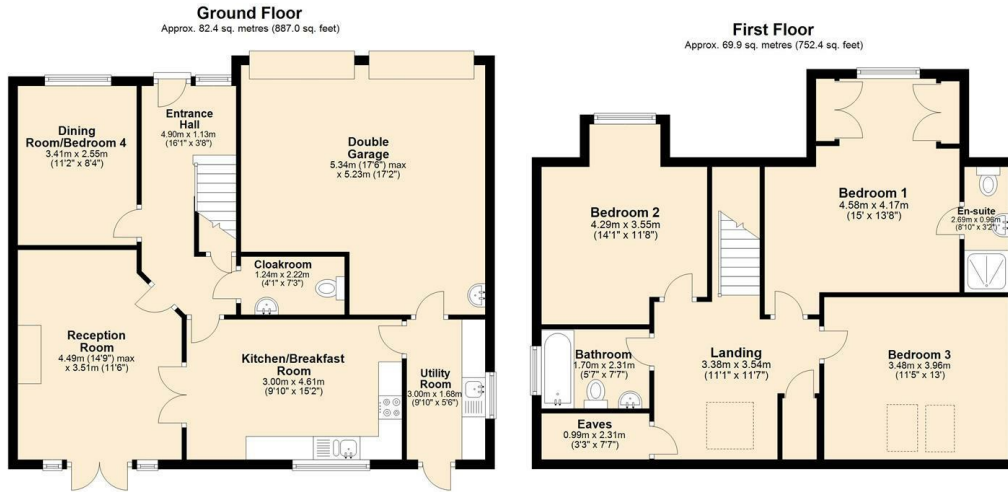
School catchment areas

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

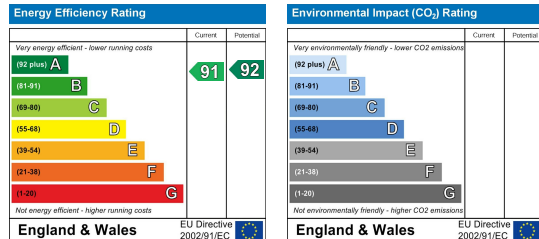


Total area: approx. 152.3 sq. metres (1639.3 sq. feet)

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.

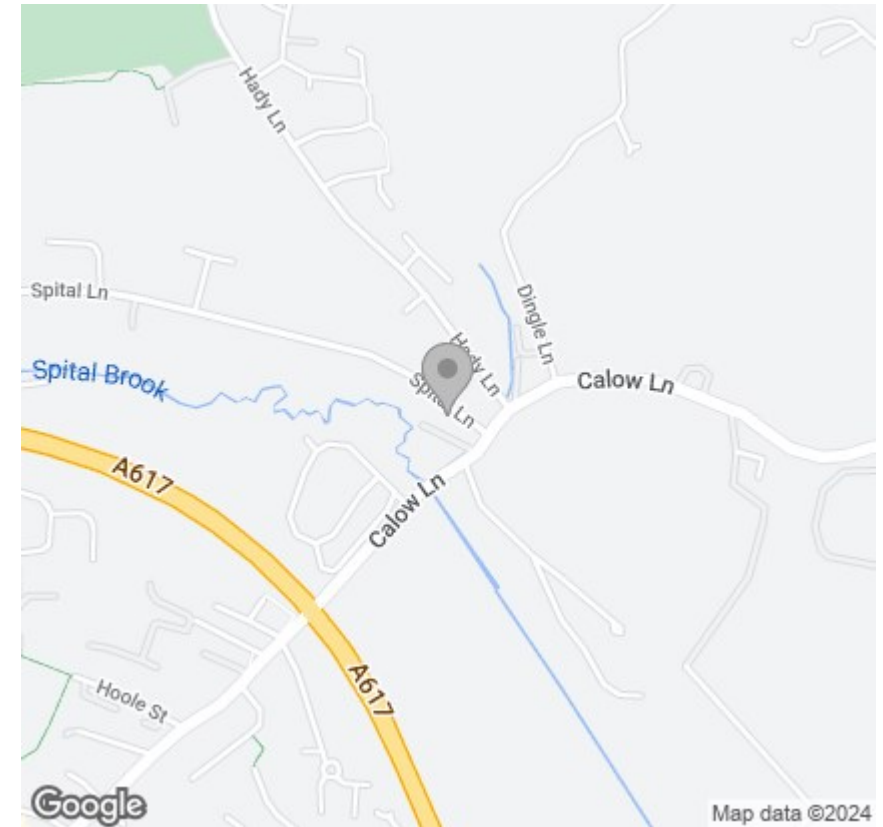
Energy Efficiency Graph



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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.

