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estate agents

89 Blacksmith Lane

Calow, Chesterfield, S44 5TQ

Guide price £300,000

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Early viewing is highly recommended of this totally refurbished TWO DOUBLE BEDROOM DETACHED BUNGALOW which is situated on a generous garden plot and benefits from a fabulous rear aspect overlooking open fields! Offered with NO CHAIN & IMMEDIATE POSSESSION! Scope for Loft Conversion (subject to consents)

Located within this extremely popular semi-rural residential suburb to the Southeast of the town centre, within easy access of the Chesterfield Royal Hospital, nearby schools, local amenities in Hasland and ideally situated for major commuting road links via M1 motorway junction 29.

Deceptively spacious and neutrally decorated accommodation benefits from a fully scheme of refurbishment with includes:- repainting, replastering, rewiring, uPVC double glazing, Combi boiler 2021 (with 7 year parts & labour guarantee+ serviced June 2024). Oak internal doors and quality Moduleo flooring/carpeting. Comprising of entrance hall, front reception room, superb breakfasting integrated kitchen with bi-fold doors onto the rear gardens, two double bedrooms, fabulous family bathroom with panelled walls and White 3 piece suite.

Front mature boundary shrubbery and wrought iron gates lead onto the driveway which provides ample parking spaces and leads to the rear DETACHED GARAGE.

Good sized enclosed rear gardens with substantial boundaries. Block paved patio and lawns, perfect space for family and social outside entertainment. Open aspect overlooking open rear fields.

Additional Information

Gas Central Heating-Alpha Combi boiler - new in Dec 2021 with 7 year parts & labour guarantee which is transferable. Also serviced in June 2024

Repointed & Replastered 2024

Rewired 2024

Oak Internal doors

Newly fitted uPVC double glazed windows- 2024

Gross Internal Floor Area - 83.2 Sq.m/ 895.2 Sq.Ft.

Council Tax Band - C

Secondary School Catchment Area- Outwood Academy-Hasland Hall

Entrance Hall

15'7" x 4'2" (4.75m x 1.27m)

Front composite entrance door. Moduleo style flooring. Access via a retractable ladder to the insulated loft space includes the Alpha Combi boiler - new in Dec 2021 with 7 year parts & labour guarantee which is transferable. Also serviced in June 2024

Kitchen/ Breakfast Room

14'11" x 11'7" (4.55m x 3.53m)

Fabulous breakfasting kitchen comprising of a fabulous range of Dove Grey base and wall units having complementary work surfaces with upstands and inset stainless steel sink unit. Integrated Fridge Freezer, electric oven, induction hob having extractor fan above. Integrated slimline dishwasher. uPVC door to the side. Continuous Moduleo style flooring & feature vertical radiator. Superb Bi-Fold metal doors having fitted blinds and spot lighting, lead onto the rear gardens. There are double internal sliding Oak doors into the reception room.

Reception Room

14'6" x 11'11" (4.42m x 3.63m)

Spacious family living room with front aspect bay window with curved bay radiator. Moduleo styled flooring. Coving to the ceiling.





Front Double Bedroom One

12'1" x 11'11" (3.68m x 3.63m)

A spacious main double bedroom with front aspect window.

Rear Double Bedroom Two

11'7" x 9'0" (3.53m x 2.74m)

A second double bedroom with rear aspect window overlooking the rear gardens.

Family Bathroom

8'0" x 6'10" (2.44m x 2.08m)

Having uPVC White wall panelling and comprising of a White 3 piece suite which includes a bath with mains shower and shower screen, wash hand basin set within vanity cupboard and low level WC. Chrome heated towel rail and additional storage cupboard. Downlighting.

Detached Garage

17'6" x 8'1" (5.33m x 2.46m)

Concrete sectional garage.



Outside

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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

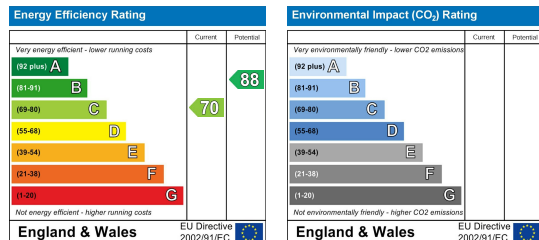
Area Map



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

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

