



w**ards**
estate agents

34 Highview Close

Hady, Chesterfield, S41 0DL

£250,000

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Early viewing is highly recommended of this immaculately presented and neutrally decorated THREE BEDROOM SEMI DETACHED FAMILY HOME! Situated in this highly sought after cul de sac within easy access of the town centre, hospital, train station, local schools and main commuter road links A61/A617/M1 motorway.

Internally the family accommodation benefits from gas central heating with a new Combi boiler in 2022 and uPVC double glazing/facias/soffits and guttering. Comprises of entrance hall, ground floor fully tiled family bathroom with White 3 piece suite, spacious front reception room with bay window and open arch to the dining room having patio doors into the Conservatory.

To the first floor landing with Separate WC, principal double bedroom range of fitted wardrobes, open shelving, drawers and bedside cabinets, second double bedroom and a versatile third bedroom which has a quality range of fitted wardrobes and cupboards, currently used as a dressing room but could also be bedroom or office/home working space.

To the front is an impressive hexagonally laid block driveway which provides ample car parking spaces and leads through wrought iron gates to the side driveway and onto the rear Detached Garage. Front side stocked mature border with fenced boundary. Well established beds with an abundance of flowers and shrubs.

Well maintained and presented rear enclosed gardens with substantial fenced boundaries. Stone circular patio with borders. Sleeper edged artificial lawn, bark area and low maintenance stone gravel borders. Outside lighting and water tap. Further sun terrace seating area to the rear of the garage. A perfect garden for social and family entertaining!

Additional Information

Roof cleaned Sept 2023

Gas Central Heating-Worcester Bosch Combi 2022

uPVC double glazed windows/facias/soffits

Gross Internal Floor Area -94.2 Sq.m/1014.4 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area-Outwood Academy-Hasland Hall





Entrance Hall

10'5" x 5'11" (3.18m x 1.80m)

Front composite entrance door with attractive side leaded glazed panels. Gas and electric meters. Useful under stairs store cupboard.

Ground Floor Family Bathroom

6'5" x 5'11" (1.96m x 1.80m)

Being fully tiled and comprising of a 3 piece White suite which includes a bath with mains shower above and shower screen, wash hand basin and low level WC both set in attractive vanity units. Chrome heated towel rail.

Superb Integrated Kitchen

8'10" x 7'10" (2.69m x 2.39m)

Comprising of a full range of base and wall cupboards with complimentary work surfaces over, inset composite sink unit and tiled splash backs. Integrated electric oven, microwave, gas hob and extractor fan above. Integrated fridge. Side composite door to the driveway.



Reception Room

17'22 x 11'6" (5.18m x 3.51m)

A pleasant light and airy family living room with front aspect bay window. Feature fireplace with marble back and hearth and electric Stove. Open archway to the Dining Area.

Dining Room

8'7" x 7'10" (2.62m x 2.39m)

Patio doors lead into the rear Conservatory and door into the kitchen. Laminate flooring



Conservatory

9'1" x 6'8" (2.77m x 2.03m)

Enjoys lovely views over the rear gardens with French leaded doors onto the patio. Tiled flooring.

First Floor Landing

8'10" x 2'7" (2.69m x 0.79m)

Access to the insulated loft space which also has boarding.

Main Double Bedroom One

14'11" x 9'3" (4.55m x 2.82m)

A very nicely presented main double bedroom with front aspect window. Comprising of a quality range of fitted part mirrored wardrobes with open display shelving. Complimentary side bedsides, drawer base, further cupboards and dressing table. Fitted window blinds.



Rear Double Bedroom Two

10'5" x 8'7" (3.18m x 2.62m)

This room has a rear aspect window which enjoys views over the gardens and woodland area to the rear. Cupboard where the Worcester Bosch Combi is located (New in 2022).



Rear Single Bedroom Three

7'6" x 6'0" (2.29m x 1.83m)

Fitted with range of double wardrobes, cupboards and drawers. Enjoys pleasant rear views again over the gardens and woodland area to the rear.

Separate WC

6'0" x 2'6" (1.83m x 0.76m)

Low level WC.

Outside

To the front is an impressive hexagonally laid block driveway which provides ample car parking spaces and leads through wrought iron gates to the side driveway and onto the rear Detached Garage. Front side stocked mature border with fenced boundary. Well established beds with an abundance of flowers and shrubs.

Well maintained and presented rear enclosed gardens with substantial fenced boundaries. Stone circular patio with borders. Sleeper edged artificial lawn, bark area and low maintenance stone gravel borders. Outside lighting and water tap. Further sun terrace seating area to the rear of the garage. A perfect garden for social and family entertaining!

Detached Garage

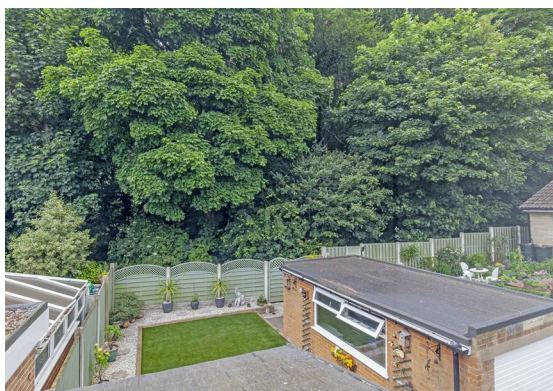
17'4" x 8'8" (5.28m x 2.64m)

With lighting and power. Rear uPVC window.



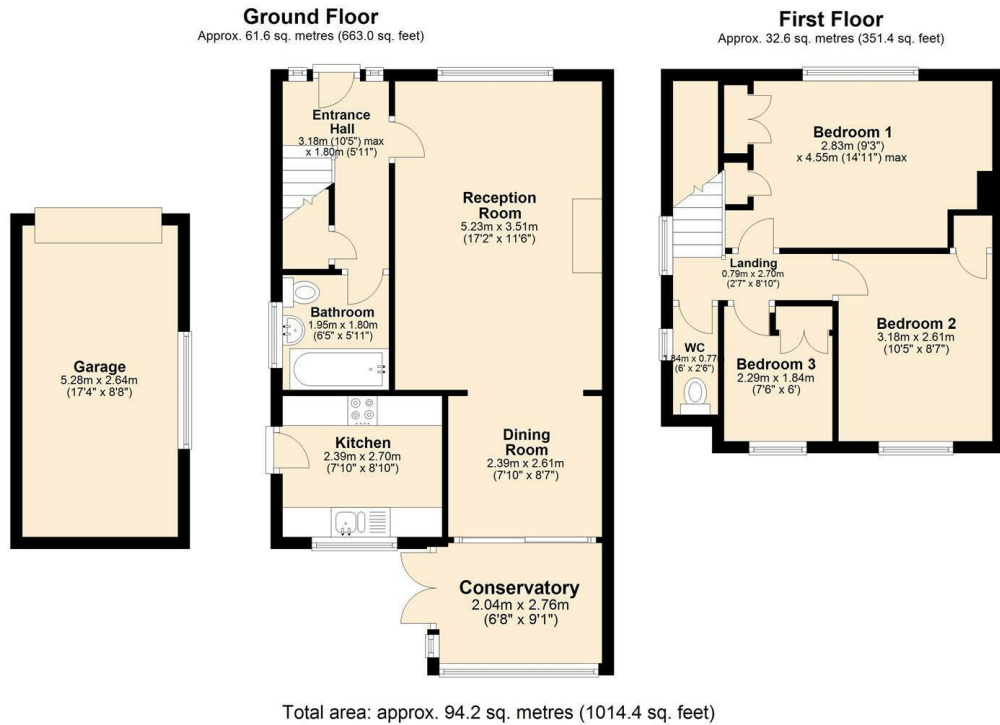
School catchment areas

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.

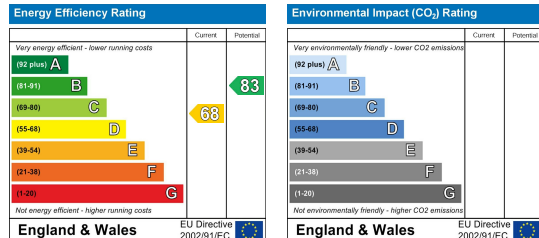
Floor Plan



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.

