



**w****ards**  
estate agents

**35 Ardsley Road**

Ashgate, Chesterfield, S40 4DG

**Guide price £375,000**

# 35 Ardsley Road

Ashgate, Chesterfield, S40 4DG

Price Guided £375,000-£395,000

Offered with NO CHAIN & IMMEDIATE POSSESSION!! Early viewing is highly recommended of this FOUR BEDROOM DETACHED FAMILY HOUSE which is situated in this extremely sought after residential location within Brookfield School Catchment Area. Enjoys a fabulous sun blessed South Westerly rear garden plot and offers scope for loft conversion/extension, subject to consents.

Internally the family living accommodation benefits from uPVC double glazing, gas central heating with a Combi boiler and includes front open porch, entrance hall, rear kitchen, rear inner hallway with WC off. Family living/dining room with patio doors onto the rear gardens. To the first floor main double bedroom with range of fitted wardrobes, second double also with fitted wardrobes plus wash hand basin in vanity unit, third generous bedroom and a versatile fourth bedroom/office/home working space. Fully tiled family bathroom with a 4 piece suite.

Attractive block paved driveway which provides ample car standing spaces and leads to the integral garage. Well established garden with additional side borders. Pathway with secure gate leads to the rear gardens.

Enclosed mature and well stocked South West facing rear gardens. Substantial hedged boundaries, manicured lawn and borders set with an abundance of plants, shrubs and flowers. A paved patio completed the setting of this garden which is perfect for family or social entertaining.

### Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler  
uPVC Double Glazed Windows/facias  
Security Alarm System  
Gross Internal Floor Area- 111.6 Sq.m/1201.3 Sq.Ft.  
Council Tax Band -D  
Secondary School Catchment Area -Brookfield Community School

### Front Open Porch

uPVC door into the hallway.





### Entrance Hall

13'9" x 6'7" (4.19m x 2.01m)

Front uPVC entrance door leads into the hallway. There is a useful under stairs storage cupboard. Stairs climb to the first floor.

### Kitchen

13'10" x 8'8" (4.22m x 2.64m)

Comprising a range of base and wall units with complimentary work surfaces over with inset stainless steel sink. Space is provided for a washing machine, cooker and fridge. Rear aspect window overlooks the delightful gardens.

### Rear Inner Passageway

Door into the garage. Door to the Low Level WC. Door also leads to the side pathway which gives both front and rear access.

### Low Level WC

Low level WC cistern. The Worcester Bosch Combi Boiler is located here.

### Reception Room

14'5" x 10'6" (4.39m x 3.20m)

A family living room with fireplace having gas-fire. Front aspect window and internal door to the front entrance hallway.

### Dining Room

10'11" x 8'8" (3.33m x 2.64m)

Dining area with uPVC patio doors to the rear gardens.

### First Floor Landing

8'6" x 5'5" (2.59m x 1.65m)

Access via a retractable ladder to the insulated loft space with boarding, lighting and power. Airing cupboard with useful linen storage and radiator.

### Front Double Bedroom One

18'1" x 10'7" (5.51m x 3.23m)

A spacious main double bedroom with front aspect window. Range of fitted wardrobes and useful additional storage cupboard over the stairs.

### Rear Double Bedroom Two

12'3" x 10'5" (3.73m x 3.18m)

A second good sized double bedroom with rear aspect window that enjoys views over the gardens. Range of fitted wardrobes and wash hand basin set within a vanity cupboard.

### Front Bedroom Three

12'5" x 7'11" (3.78m x 2.41m)

Generous third bedroom with front aspect window.

### Rear Single Bedroom Four

8'8" x 7'11" (2.64m x 2.41m)

A versatile fourth bedroom which could also be used for office or home working space. Rear aspect window overlooking the gardens.

### Fully Tiled Family Bathroom

8'6" x 5'6" (2.59m x 1.68m)

Comprising a four piece bathroom suite which includes bath with electric shower above, low level WC, pedestal wash hand basin and bidet.





### Outside

Attractive block paved driveway which provides ample car standing spaces and leads to the integral garage. Well established garden with additional side borders. Pathway with secure gate leads to the rear gardens.

Enclosed mature and well stocked South West facing rear gardens. Substantial hedged boundaries, manicured lawn and borders set with an abundance of plants, shrubs and flowers. A paved patio completed the setting of this garden which is perfect for family or social entertaining.

### Integral Garage

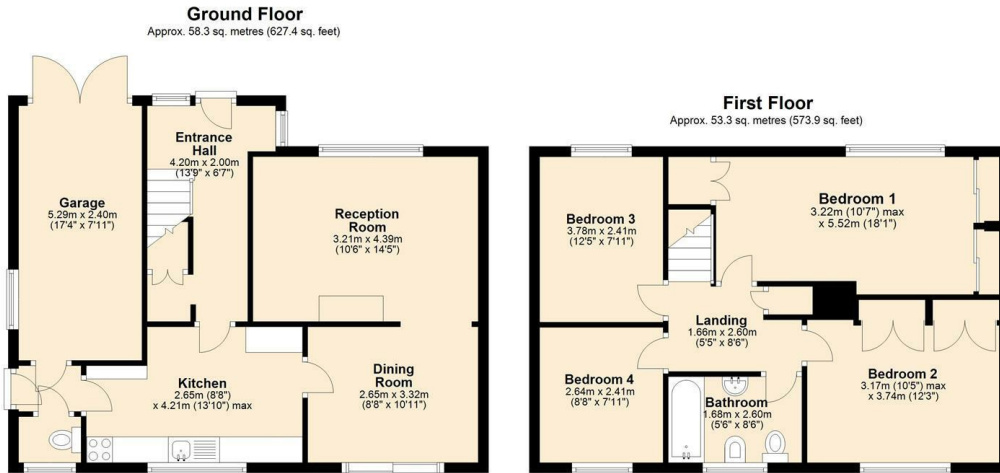
Having lighting and power. Both electrical consumer unit and gas meters are located here.

### 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

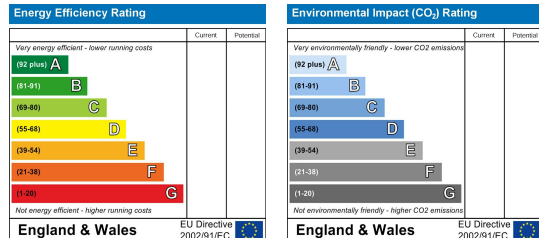


Total area: approx. 111.6 sq. metres (1201.3 sq. feet)

## 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



## 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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