



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

**142 Somersall Lane**

Somersall, Chesterfield, S40 3LZ

**Guide price £400,000**



# 142 Somersall Lane

Somersall, Chesterfield, S40 3LZ

Price Guided £400,000-£425,000

OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

We are delighted to present to the open market this EXTENDED 3/4 BEDROOM & TWO BATHROOM DETACHED FAMILY HOUSE!! Situated on this enviable corner plot situated in this highly sought after residential location well placed for all local amenities, bus routes & on the fringe of the stunning National Peak Park which is home to some of England's best scenery & hundreds of walks & cycle routes- also within Brookfield School Catchment.

Deceptively spacious and extremely versatile family accommodation provides over 1500 sq ft of adaptable living space with side extension which offers either Independent/Dependant Living for relative/elderly person/post uni/teenager!!

Benefits from uPVC double glazing, gas central heating (Combi boiler) and on the ground floor comprises of a spacious entrance hallway, ground floor bedroom/office/home working space, part tiled shower room with 3 piece suite, integrated breakfasting kitchen, through reception room with dining area. To the first floor main double bedroom and second double bedroom both with fitted wardrobes, third bedroom and part tiled shower room with 3 piece suite.

Block paved driveway provides ample car standing spaces and leads to the integral garage. Front low boundary walling with well maintained and established mature borders which are well stocked with an abundance of mature plants, shrubbery and flowers. Screen wall leads to the well kept side gardens with a stone patio and rose beds, perfect space for family & social outside entertaining!!

## Additional Information

Gas Central Heating-Combi boiler  
uPVC Double Glazed Windows/facias/end ridges  
Gross Internal Floor Area- 145.7 Sq.m/1568.6 Sq.Ft.  
Council Tax Band -D  
Secondary School Catchment Area -Brookfield Community School







### Spacious Entrance Hall 14'2" x 6'2" (4.32m x 1.88m)

Front uPVC entrance door with leaded glazing and side panels.

### Ground Floor Bed 4/Office 8'2" x 6'7" (2.49m x 2.01m)

A versatile bedroom which is very adaptable and could be used for office or home working. Surplus power sockets. Side and front elevation windows.

### Ground Floor Shower Room 7'7" x 5'8" (2.31m x 1.73m)

Being partly tiled and comprising a 3 piece suite which includes a low level WC, pedestal wash hand basin with wall mirror above, shower cubicle with mains shower.

### Inner Hallway 11'8" x 6'5" (3.56m x 1.96m)

Stairs climb to the first floor.

### Breakfasting Kitchen 20'2" x 8'0" (6.15m x 2.44m)

Comprising a full range of base and wall units with complimentary work surfaces over with inset sink. Integrated electric oven, gas hob and chimney extractor with tiled splash backs. Space for washing machine, fridge/freezer and additional freezer space.. Door to the side patio and mature gardens.

### Pantry Store 4'3" x 2'11" (1.30m x 0.89m)

### Kitchen Area 12'8" x 8'2" (3.86m x 2.49m)

Hatch to the dining room. Side aspect window.

### Reception Room 24'8" x 11'11 (7.52m x 3.63m)

Generous family living room with front aspect windows having a pleasant open aspect view. Stone fireplace with hearth and fire. Wall lighting.

### First Floor Landing 8'8" x 6'8" (2.64m x 2.03m)

Access to the insulated loft space.

### Front Double Bedroom One 12'11" x 11'10" (3.94m x 3.61m)

Main double bedroom with front aspect window with a pleasant outlook. Range of sliding wardrobes and dressing table.







**Front Double Bedroom Two**  
11'10" x 11'5" (3.61m x 3.48m)

A second generous double bedroom with front aspect window enjoying a pleasant outlook. Range of sliding wardrobes and dressing table with drawers.

**Rear Single Bedroom Three**  
8'5" x 7'4" (2.57m x 2.24m)

A good sized rear bedroom with rear aspect window.

**Half Tiled Shower Room**  
8'0" x 6'6" (2.44m x 1.98m)

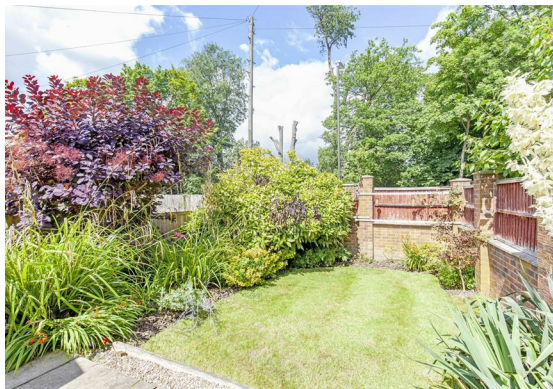
Comprising a low level WC, pedestal wash hand basin and shower cubicle with mains shower.

**Outside**

Low level brick boundary walling. Large area of block paved driveway which provides ample car standing spaces. Well established mature front lawns and borders which are stocked with an abundance of shrubs, plants and trees. Screen brick wall with secluded side garden area with lawn and stocked with a variety of established trees. Stone Patio area and garden shed. Rear access.

**Integral Garage**  
23'5" x 11'11" (7.14m x 3.63m)

Lighting and power. Combi boiler.



**School catchment areas**

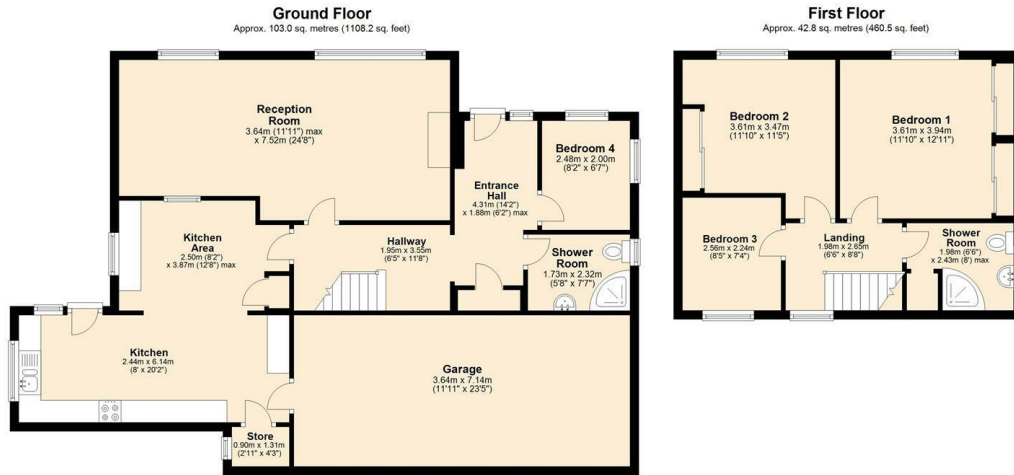
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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

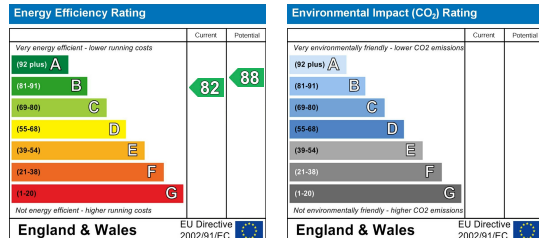


Total area: approx. 145.7 sq. metres (1568.6 sq. feet)

## 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.

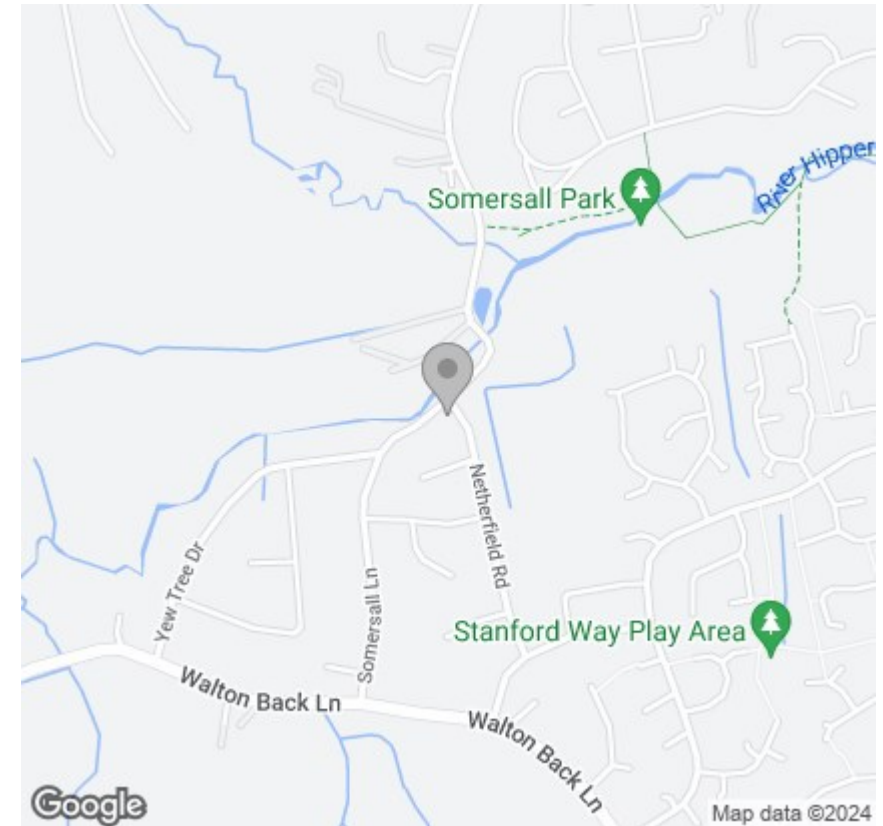
## Energy Efficiency Graph



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.

