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estate agents

**36 Woodland Way**

Old Tupton, Chesterfield, S42 6JA

**Guide price £500,000**

# 36 Woodland Way

Old Tupton, Chesterfield, S42 6JA

Price Guided £500,000-£525,000

Early viewing is strongly recommended to fully appreciate this outstanding DETACHED FOUR DOUBLE BEDROOM/TWO BATHROOM EXTENDED FAMILY HOUSE!! Situated in this extremely popular and hugely sought after semi-rural residential location to the Southeast of Chesterfield town centre. Within easy access of nearby schools, shops & commuter transport links via the A61/A38/M1 motorway to Chesterfield, Clay Cross, Alfreton & Derby.

Impeccably presented and well maintained family accommodation of over 1800 sq ft benefits from gas central heating with a Combi boiler, zoned underfloor heating to most areas of the ground floor and uPVC double glazing. Subtly decorated comprises of superb entrance hall with galleried landing, cloakroom/WC generous family living room, impressive integrated dining kitchen with Scandinavian Oak range of units and granite work surfaces, utility room and fabulous garden room with lantern roof.

To the first floor there is a superb galleried landing with feature spindles, stunning principal bedroom with Juliet balcony, dressing room with quality range of bedroom furniture with access to the exquisite en suite shower room both having vaulted ceilings. Two further double bedrooms and fourth versatile bedroom/office/home working space, and luxury family bathroom with 3 piece suite.

Impressive front driveway which is partly tarmac and part cobble block which provides ample car parking spaces or caravan/camper van space and leads to the integral garage. Side Laurel hedge and low walled area with mature raised beds.

Well established and mature enclosed rear gardens with fabulous raised decking area that is perfect for family & social entertaining!! Substantially fenced boundaries, generous lawn area and side stocked sleeper edged beds. Mature trees create fabulous privacy to the gardens. There is an Ash Tree with a preservation order.

### Additional Information

Gas Central Heating- Combi Boiler 11 years old and serviced 8/7/2024

Efficient zoned under floor heating to main areas of the ground floor.

Oak internal doors with chrome fittings

uPVC Double Glazed Windows/fascias/end ridges

Gross Internal Floor Area-172.7 Sq.m/ 1859.4 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area -Tupton Hall School

### Spacious Entrance Hall

15'9" x 5'11" (4.80m x 1.80m)

Front composite entrance door with side glazed panels. Feature open tread staircase with decorative stainless steel spindles climbs to the first floor galleried landing. Tiled flooring with under floor heating.





### Cloakroom/WC

5'11" x 4'8" (1.80m x 1.42m)

Comprises of a 2 piece White suite which includes low level WC+wash hand basin set in vanity units. Shoe and coat hanging space. Tiled floor with under floor heating.

### Reception Room

20'9" x 11'9" (6.32m x 3.58m)

An excellent size family living room with front aspect window and uPVC patio doors to the rear gardens. Glazed Oak internal door to the hall. New carpeting. Feature wall mounted remotely controlled Electric fire with decorative pebbles and subtle lighting tones. Wall lighting.

### Impressive Open Plan Dining Kitchen

23'8" x 10'11" (7.21m x 3.33m)

A fabulous open plan kitchen/dining room which comprises of a quality individually designed range of Scandinavian Oak base, wall and drawer units with quality granite work surfaces having upstands with inset twin bowls. Integrated double oven, 5 ring gas hob and chimney extractor above. Integrated fridge freezer and dishwasher. Feature radiator and plinth lighting. Under floor heating. French doors onto the rear decked area and gardens.

### Utility Room

8'6" x 6'10" (2.59m x 2.08m)

Comprising of a range of base and wall units having inset stainless steel sink with tiled splash backs. Combi Boiler/Rear uPVC door to side pathway, further door to the garage.

### Superb Garden Room

13'11" x 10'0" (4.24m x 3.05m)

Timber framed with seal unit double glazing, raised lantern roof. Bi Fold doors onto the decking area and rear gardens.

### First Floor Galleried Landing

14'7" x 8'11" (4.45m x 2.72m)

Attractive Oak galleried landing with feature spindles. Airing cupboard where the Combi boiler is located.

### Principal Double Bedroom One

12'5" x 10'11" (3.78m x 3.33m)

Superb enviable principal bedroom suite with French doors to Juliet Balcony which overlooks the rear gardens.

### Dressing Room

10'8" x 10'4" (3.25m x 3.15m)

Fantastic vaulted ceiling with Velux window. Quality range of fitted wardrobes with surplus amounts of hanging, shelving and additional drawers.

### Luxury En-suite Shower Room

10'8" x 7'2" (3.25m x 2.18m)

A beautifully fitted family bathroom which comprises of twin free standing bowls with fountain taps and set upon attractive vanity cupboards in front of a feature exposed brick wall with wall mirrors having sensor lighting. Double open plan tiled shower area with mains rain shower. Low level WC.

### Front Double Bedroom Two

11'9" x 11'2" (3.58m x 3.40m)

A second double bedroom with front aspect window plus additional Velux.

### Front Double Bedroom Three

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

Third spacious double bedroom with front aspect window.

### Rear Bedroom Four

9'3" x 8'9" (2.82m x 2.67m)

A fourth good sized versatile bedroom which could be used for office or home working if required. Rear aspect window.

### Part Tiled Family Bathroom

8'11" x 5'10" (2.72m x 1.78m)

Comprising of a three piece White suite which includes bath with mains rain shower and screen, wash hand basin free standing on attractive vanity cupboard and low level WC.





### Integral Garage

16'1" x 11'0" (4.90m x 3.35m)

Having remote controlled garage door. Lighting and power. Door into the utility.

### Outside

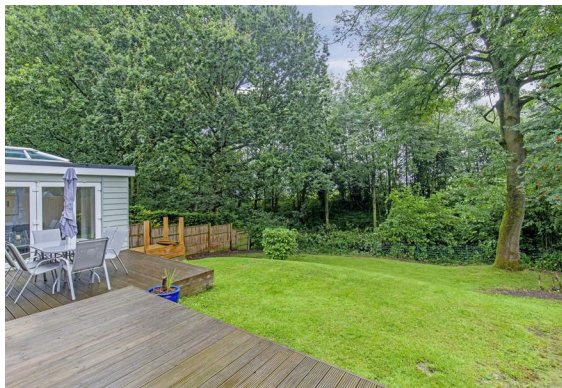
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### School catchment areas

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



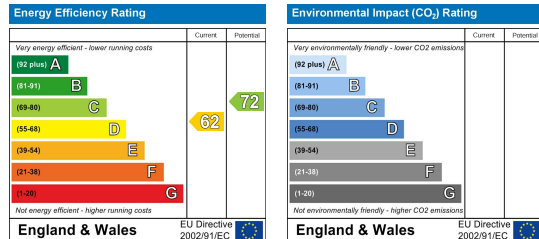
## Area Map



## 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.

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