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estate agents

**55 Glasshouse Lane**

New Whittington, Chesterfield, S43 2DQ

**Guide price £290,000**

## 55 Glasshouse Lane

New Whittington, Chesterfield, S43 2DQ

Guide Price - £290,000 - £295,000

We are delighted to present this immaculately presented and recently re-decorated SUPERB THREE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, situated in this immensely sought after semi rural location, close to countryside walks! Convenient for all local amenities, shops, schools, bus routes and with easy access to Chesterfield, Dronfield or Sheffield.

Internally the very well maintained family accommodation benefits from gas central heating with a Combi boiler (serviced, uPVC double glazing (Heat Guard, fitted 5 years ago with 10 year guarantee) and uPVC facias/soffits and end ridges. Comprising of entrance hall, family reception room, rear integrated dining kitchen with patio doors onto the rear patio and gardens. Inner hall with cloakroom/WC, stairs to first floor. Rear main double bedroom with range of fitted wardrobes and en suite shower room with 3 piece suite. Second double bedroom which enjoys front views and third versatile bedroom which could also be used as office or home working room, half tiled family bathroom with White 3 piece suite.

Front driveway with additional side block paved ca standing space. Open plan lawn with plum slate border and nice flower beds. Access to the integral Garage.

Corner plot with substantially fenced boundaries. Rear enclosed South facing gardens with paved patio, manicured lawns and side borders which are fully stocked with an abundance of mature plants shrubs and flowers. Perfect for outside family & social entertaining.

### Additional Information

Gas Central Heating-Alpha Combi - annually serviced  
Heat Guard uPVC double glazed windows- fitted 2019 with guarantee  
uPVC facias/soffits and end ridges  
External security lighting & CCTV  
Gross Internal Floor Area - 96.1 Sq.m/1034.9 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area -Whittington Green School



**Entrance Hall****4'1" x 3'3" (1.24m x 0.99m)**

Front composite entrance door.

**Reception Room****16'6" x 11'9" (5.03m x 3.58m)**

Well presented and recently decorated family room. Feature fireplace with marble back and hearth and gas fire. Wall lighting. Internal glazed doors lead into the Dining Kitchen.

**Dining Room****11'1" x 7'7" (3.38m x 2.31m)**

uPVC patio door lead onto the rear patio and gardens.

**Integrated Kitchen****10'5" x 8'8" (3.18m x 2.64m)**

Comprising a range of base and wall units with complimentary work surfaces, inset sink and tiled splash backs. Integrated electric oven, gas hob with extractor above. Integrated fridge and washing machine.

**Inner Hallway****8'7" x 3'1" (2.62m x 0.94m)**

Useful store cupboard.

**Cloakroom/WC****4'10" x 3'10" (1.47m x 1.17m)**

Comprising of a 2 piece suite with pedestal wash hand basin and low level WC.

**First Floor Landing****14'6" x 6'0" (4.42m x 1.83m)**

Side aspect window with views. Access to the insulated loft space. Downlighting and Linen/toiletry cupboard.

**Rear Double Bedroom One****14'3" x 9'11" (4.34m x 3.02m)**

Rear aspect window overlooking the garden. Range of fitted wardrobes and laminate flooring.

**En-Suite Shower Room****5'3" x 5'1" (1.60m x 1.55m)**

Comprising of a 3 piece suite which includes pedestal wash hand basin, shower cubicle with mains shower, low level WC. Downlighting.

**Front Double Bedroom Two****11'1" x 9'11" (3.38m x 3.02m)**

A second double bedroom with front aspect window. Laminate flooring. Views towards open countryside.



### **Front Bedroom Three** 8'9" x 8'8" (2.67m x 2.64m)

A good sized versatile third bedroom which could be used for office or for home working. Front aspect window with views towards open countryside. Laminate flooring.

### **Half Tiled Family Bathroom** 7'9" x 5'6" (2.36m x 1.68m)

Attractive family bathroom comprising a White 3 piece suite which includes a bath, pedestal wash hand basin and low level WC>

### **Integral Garage** 16'2" x 8'6" (4.93m x 2.59m)

Having lighting and power. The Alpha Combi boiler is located in the garage, is annually serviced.

### **Outside**

Front driveway with additional side block paved car standing space. Open plan lawn with plum slate border and nice flower beds. Access to the integral Garage.

Corner plot with substantially fenced boundaries. Rear enclosed South facing gardens with paved patio, manicured lawns and side borders which are fully stocked with an abundance of mature plants shrubs and flowers. Perfect for outside family & social entertaining. Outside lighting and water tap.



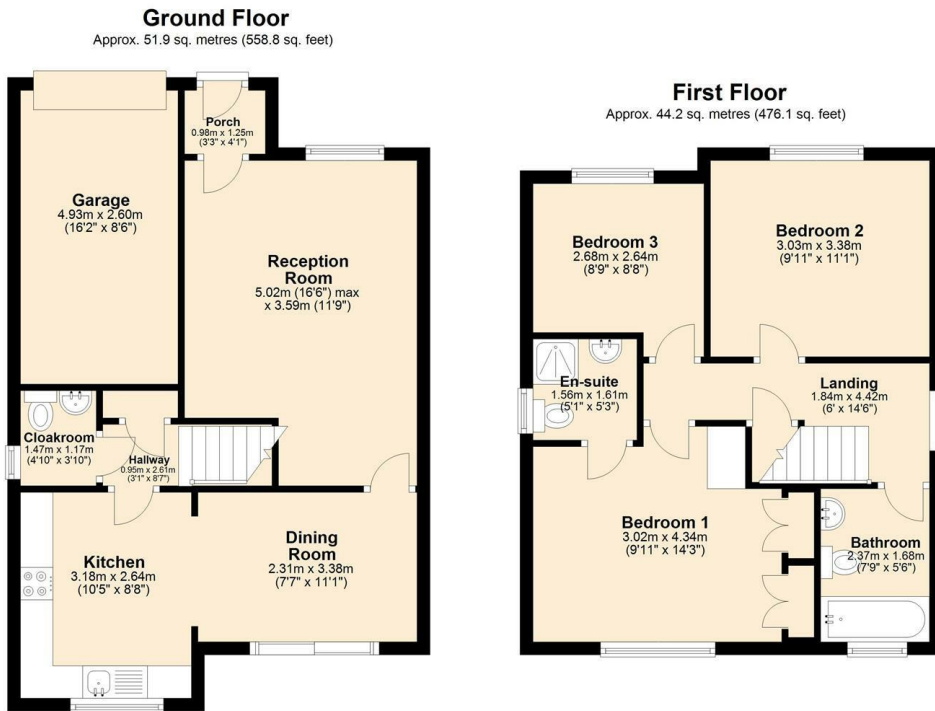
### **School catchment areas**

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

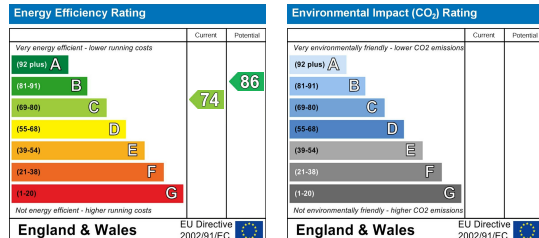


Total area: approx. 96.1 sq. metres (1034.9 sq. feet)

## 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



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## 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.

