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estate agents

73 East Street

Doe Lea, Chesterfield, S44 5NP

Guide price £290,000

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FULL STAMP DUTY TO BE PAID BY THE SELLER BEFORE MARCH 2025 - At a Purchase Price of £295,000 !!!

Guide Price £290,000 - £300,000

FOUR BEDROOM/TWO BATHROOM DETACHED family house which is in 'SHOW HOME CONDITION' throughout! Conveniently situated on this ever popular residential development located in a perfect spot for commuters with direct access to major transport links including motorway network, local shop, school and parks nearby.

Professionally decorated the impressive accommodation benefits from gas central heating, uPVC double glazing with some fire escape windows and comprises of spacious entrance hall with solid Oak floor and a feature staircase with galleried first floor landing, cloakroom/WC, dining room, well proportioned family reception room with contemporary fireplace and French doors to the Conservatory. Modern integrated kitchen with utility area. To the first floor Principal double bedroom with quality range of Hammonds bedroom furniture and fully tiled en suite shower room, second double guest bedroom with rooftop views and two further versatile bedrooms either of which could also be used for an office or for home working from. Attractive party tiled family bathroom with 3 piece suite.

Front well established border garden area with mature plants and shrubs set within low maintenance bark. Low level steps lead to the front entrance. Well maintained substantial perimeter wall/fenced boundaries. Side tarmacdamed driveway sweeps around to the rear of the property with ample car standing spaces and gives access into the garage. Outside security lighting and electrical socket. Secure gate leads into the fully landscaped rear gardens.

Privately enclosed landscaped gardens at the rear include a feature sleeper edged pebble grid area, large decking area which tucks around the side of the property which has feature lighting and provides really superb outside family & social entertaining space!

Additional Information

Light fittings & blinds throughout are included

Professionally Decorated Throughout

Chrome sockets throughout

Gas Central Heating- Ideal Boiler which is annually serviced

uPVC Double Glazed Windows

Gross internal floor area -1482.5 Sq.ft /137.7 Sq.m

Council Tax Band - C

Secondary School Catchment Area - The Bolsover School

Front Entrance Hall

11'5" x 6'3" (3.48m x 1.91m)

A lovely spacious entrance hallway with front composite entrance door. Solid Oak wooden floor. Feature staircase leads to a galleried landing. Useful under stairs store cupboard. Half glazed French doors lead into the family reception room. There is downlighting.





Cloakroom/WC

5'0" x 2'10" (1.52m x 0.86m)

Comprising a two piece suite which includes a pedestal wash hand basin and low level WC. Tiled floor

Integrated Kitchen

11'5" x 7'6" (3.48m x 2.29m)

Comprising of a contemporary range of base and wall units with additional complimentary cupboards having been added. Worksurfaces with inset composite sink having tiled splash backs. Worksurfaces with Integrated Oven, Grill, Gas 5 ring with Chimney Extractor above. Integrated Fridge/Freezer and Dishwasher. Plinth and downlighting lighting and tiled floor

Utility Room

6'10" x 5'2" (2.08m x 1.57m)

Rear composite entrance door. Complimentary base unit with work surface and inset composite sink with tiled splashbacks. Wall cupboard with Ideal boiler which is serviced. Space and plumbing for washing machine.

Dining Room

10'1" x 9'6" (3.07m x 2.90m)

A versatile room which could also be used for home working or even ground floor bedroom if required. Front and side aspect windows. Fitted blinds 2023 are included. Solid Oak flooring.

Reception Room

19'11" x 11'1" (6.07m x 3.38m)

A beautifully presented family reception room with front aspect window. Modern contemporary fireplace with electric pebble effect fire. Quality curtains are included. French door into the hallway and further French doors lead into the Conservatory

uPVC Conservatory

11'1" x 10'4" (3.38m x 3.15m)

A superb rear conservatory which provides additional living space and enjoys lovely views over the landscaped gardens and outside entertaining space. Surplus electrical sockets and Satellite switch. French doors onto the gardens.



First Floor Galleried Landing

10'6" x 10'6" (3.20m x 3.20m)

Feature landing and staircase with quality carpeting. Access to the insulated loft space. Airing cupboard with cylinder water tank(serviced) and has plenty of linen storage space.

Principal Double Bedroom

11'10" x 11'5" (3.61m x 3.48m)

Well presented and decorated main double bedroom. Quality range of Hammonds Walnut bedroom furniture which includes fitted wardrobes with sliding doors having internal surplus hanging and top shelf. Complimentary bedside cabinets and additional set of drawers.

Luxury En-Suite Shower Room

8'10" x 4'9" (2.69m x 1.45m)

Being fully tiled and comprising of a three piece suite which includes a double shower area with feature tiling and mains rain shower. Pedestal wash hand basin and low level WC. Wall mirror, shaver point, downlighting and tiled floor.

Rear Double Bedroom Two

11'8" x 9'9" (3.56m x 2.97m)

Second double bedroom with side aspect fire escape window which enjoys views.

Front Bedroom Three

9'10" x 8'1" (3.00m x 2.46m)

A good sized third bedroom with front and side aspect fire escape windows which have blinds included.

Front Bedroom Four

10'0" x 7'8" (3.05m x 2.34m)





Partly Tiled Family Bathroom

Comprising of a three piece White suite which includes bath having mains shower above, pedestal wash hand basin and low level WC. Chrome heated towel rail and tiled floor.

Single Garage

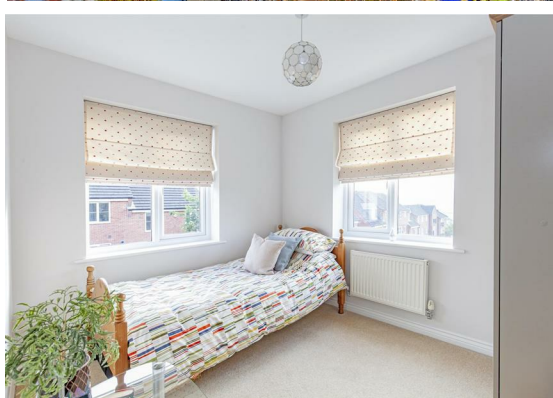
17'1" x 8'7" (5.21m x 2.62m)

Rear single garage set in a block of two garages. There is lighting and power

Outside

Front well established border garden area with mature plants and shrubs set within low maintenance bark. Low level steps lead to the front entrance. Well maintained substantial perimeter wall/fenced boundaries. Side tarmac paved driveway sweeps around to the rear of the property with ample car standing spaces and gives access into the garage.

Outside security lighting and electrical socket. Secure gate leads into the fully landscaped rear gardens.



Privately enclosed landscaped gardens at the rear include a feature sleeper edged pebble grid area, large decking area which tucks around the side of the property which has feature lighting and provides really superb outside family & social entertaining space. Garden shed with lighting and power.



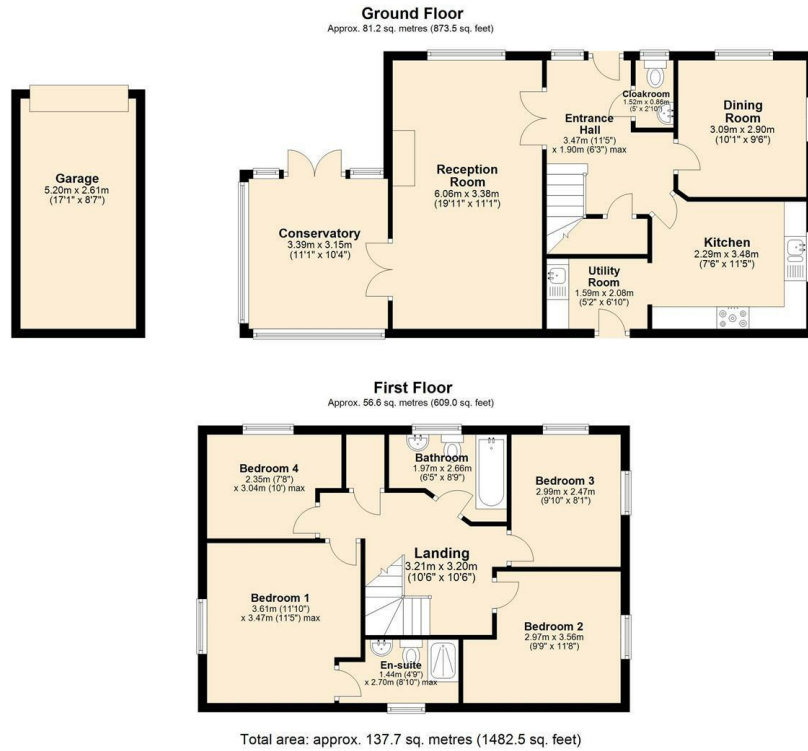
School catchment areas

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



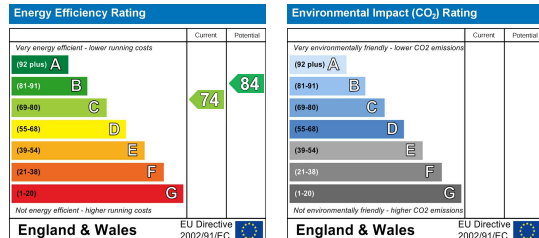
Area Map



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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