



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

**36 Herriot Drive**  
, Chesterfield, S40 2UR

**Guide price £240,000**



## 36 Herriot Drive

Chesterfield, S40 2UR

GUIDE PRICE - £240,000 - £250,000

Early viewing is recommended of this immaculately presented and refurbished **THREE BEDROOMED DETACHED FAMILY HOUSE** which is perfectly located in the Town Centre for access to the Royal Hospital, Train Station & Major Commuter Links A61/A617/M1 Motorway Junction 29.

Internally the re-decorated accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. Comprises of front porch, front family reception room with stairs to the first floor, superb re-fitted dining kitchen with French doors into the Conservatory. To the first floor main double bedroom with a full range of Gloss fronted bedroom furniture including dressing area and bedside cabinets. Second good sized bedroom and versatile third bedroom which could be used for office or home working space. Exquisite Re-Fitted Shower Room.

To the front is a driveway with ample car parking spaces. Fully enclosed East facing rear garden having a low maintenance courtyard with steps leading to the raised decking area with seating. Two useful garden sheds with power.

### Additional Information

Gas Central Heating-Combi boiler serviced in 2024

uPVC Double Glazed Windows

Gross Internal Floor Area - 79.8 Sq.m / 859.4 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area -Outwood Academy-Hasland Hall







### Front Porch

4'6" x 3'4" (1.37m x 1.02m)

Front composite entrance door into the porch and an internal door leads into the reception room.

### Reception Room

15'8" x 14'7" (4.78m x 4.45m )

Well presented family living room with attractive modern contemporary fireplace with electric fire. Stairs climb to the first floor.

### Re-fitted Dining Kitchen

14'7" x 8'5" (4.45m x 2.57m)

Comprising of a full range of Cream fronted base and wall units having complimentary work surfaces an inset composite sink and tiled splash backs. Integrated electric oven, hob and extractor. Space for fridge freezer and washing machine. Downlighting. uPVC doors into the conservatory.



### Conservatory

12'4" x 10'2" (3.76m x 3.10m)

Splendid additional brick built garden room with laminate flooring. Patio doors onto the rear low maintenance gardens.

### First Floor Landing

7'8" x 6'0" (2.34m x 1.83m)

Access via a retractable ladder to the insulated loft space where the Combi boiler is located. There is some boarding.



### Front Double Bedroom One

13'10" x 8'3" (4.22m x 2.51m)

Main double bedroom with front aspect window. Superb range of Gloss fronted fitted wardrobes, dressing table and bedside cabinets.

### Rear Double Bedroom Two

10'3" x 7'7" (3.12m x 2.31m)

A good sized second bedroom with rear aspect window.

### Front Single Bedroom Three

10'3" x 6'0" (3.12m x 1.83m)

A versatile third bedroom which could also be used for office or for home working space. Linen storage cupboard.







## Exquisite Shower Room

6'8" x 5'10" (2.03m x 1.78m)

Comprising of a 3 piece suite which includes a large double shower area having mains rain shower and screen. Low level WC and wash hand basin are set in attractive vanity cupboards with drawers. Feature radiator. White panelled ceiling for low maintenance.

## Outside

To the front is a driveway with ample car parking spaces. Fully enclosed East facing rear garden having a low maintenance courtyard with steps leading to the raised decking area with seating. Two useful garden sheds with 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.



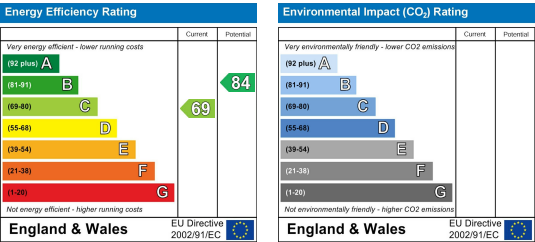
Floor Plan



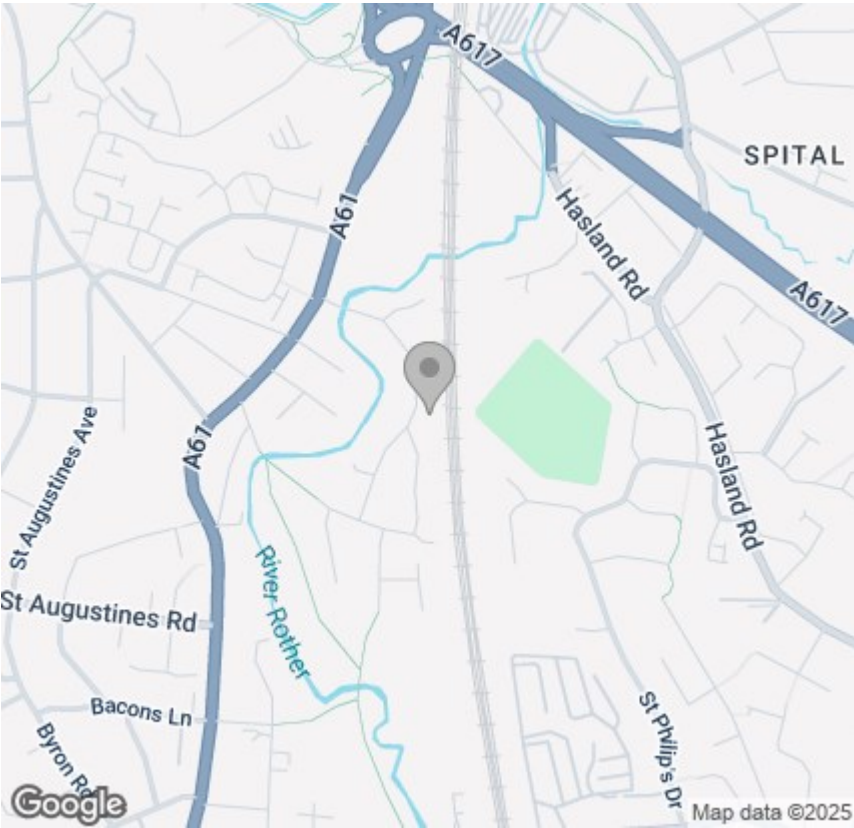
Viewing

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.

