



wards
estate agents

2 Durham Avenue

New Whittington, Chesterfield, S43 2EB

Guide price £260,000

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Offered with NO CHAIN!

Early viewing is imperative to fully appreciate this fabulous FOUR BEDROOM/TWO BATHROOM EXTENDED FAMILY SEMI DETACHED HOUSE which offers 1474 sq feet of versatile family accommodation- suitable for first time buyers, family living or adaptable to accommodate ancillary/elderly or disabled living.

Situated in this extremely popular location and much sought after cul de sac which is close to local shops, post office, bus routes and schools. Within easy access of major commuter network roads to Dronfield Eckington, Sheffield, Chesterfield and M1 Motorway Links.

Well presented internal accommodation benefits from gas central heating, uPVC double glazing and comprises of front entrance porch, entrance hall, ground floor bathroom with 3 piece suite, front family reception room, dining room, conservatory and superb modern integrated breakfasting kitchen. Extended side porch/utility (built in readiness to knock through to form a large open plan kitchen with utility room, subject to consents) To the first floor principal double bedroom with fitted wardrobes/dressing table, second double bedroom with fitted wardrobes, two further versatile bedrooms which can be used if required for office/home working from. Luxury family bathroom with exquisite 4 piece suite including free standing roll top bath.

Front driveway provides ample car parking spaces. Superb South Westerly facing fully landscaped rear enclosed gardens which include:-

- Large patio area
- Decorative path leading to storage and outbuildings
- Decking with inset hot tub
- Fruit trees include apple, cherry & pear
- Summer house (fully insulated) with lighting and electric points
- Large timber shed (fully insulated) with separate distribution board, lighting and electric
- Large concrete shed with separate distribution board, lighting and electrics with built in shelving

Additional Information

Gas Central Heating
uPVC Double Glazed Windows/facias/soffits/guttering
Gross Internal Floor Area- 137.0 Sq.m/ 1474.9 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area - Whittington Green School

Front Porch

5'11" x 3'2" (1.80m x 0.97m)

Front uPVC entrance door and internal wooden entrance door into the internal hallway.





Entrance Hall

9'6" x 6'5" (2.90m x 1.96m)

Useful under stairs store cupboard. Stairs climb to the first floor.

Ground Floor Family Bathroom

8'0" x 7'5" (2.44m x 2.26m)

Being fully tiled and comprising of a three piece suite which includes a corner bath with electric shower above, low level WC and wash hand basin set upon a vanity cupboard. Airing cupboard with cylinder water tank.

Reception Room

11'11" x 11'10" (3.63m x 3.61m)

Well presented family reception room with front aspect windows. Wall mounted gas-fire with back boiler. Laminate flooring. Internal double glazed doors into the dining room.

Dining Room

14'1" x 11'0" (4.29m x 3.35m)

A second spacious reception room with internal door to the kitchen and patio doors into the conservatory.

Superb Conservatory

15'4" x 9'5" (4.67m x 2.87m)

A versatile additional living space with French doors onto the rear gardens. Tiled floor.



Splendid Breakfast Kitchen

15'4" x 7'5" (4.67m x 2.26m)

Extended modern contemporary Two Tone Black & White Gloss kitchen which comprises of a range of base and wall units with complimentary work surfaces having upstands and splash backs. Inset composite sink with boiling tap (requires attention). Integrated electric oven and microwave, hob and feature extractor fan. Integrated Bosh appliances that include dishwasher, fridge/freezer and washing machine. Downlighting. French doors lead onto the landscaped gardens and side door leads to the extended porch/utility area.

Extended Porch/Utility

24'5" x 6'7" (7.44m x 2.01m)

Entered through double front doors, exit through French doors (this was built in readiness to knock through to form a large open plan kitchen with utility room-subject to consents) Rear French doors lead into the landscaped gardens. Built in storage cupboards, lighting, electric points, and water tap.

First Floor Landing

11'2" x 2'11" (3.40m x 0.89m)

Front Double Principal Bedroom

15'5" x 10'9" (4.70m x 3.28m)

Spacious main double bedroom with a range of fitted wardrobes with sliding doors plus additional dressing table area. Front aspect window.

Rear Double Bedroom Two

13'1" x 8'7" (3.99m x 2.62m)

A second double bedroom again benefitting from double fitted wardrobes with sliding doors. Rear aspect window which overlooks the rear gardens. Access via a retractable ladder to the insulated loft space which has lighting, power and some boarding.

Rear Bedroom Three

9'4" x 6'4" (2.84m x 1.93m)

A third good sized versatile bedroom again with rear aspect window having view over the gardens. Useful store cupboard. Could be used as office/home working space.

Rear Double Bedroom Four

9'11" x 9'10" (3.02m x 3.00m)

A fourth generous bedroom with range of built in wardrobes and feature radiator. Currently used as office/home working space.





Fabulous Family Bathroom

9'2" x 6'7" (2.79m x 2.01m)

Comprising of an exquisite 4 piece suite which includes a superb free standing roll top bath with free standing shower attachment. Wash hand basin with fountain taps and set within vanity cupboard. Low level WC. Shower cubicle with electric shower. Wall mounted vanity cupboard. Chrome dual fuel heated towel rail. Tiled floor.

Outside

Front driveway provides ample car parking spaces.

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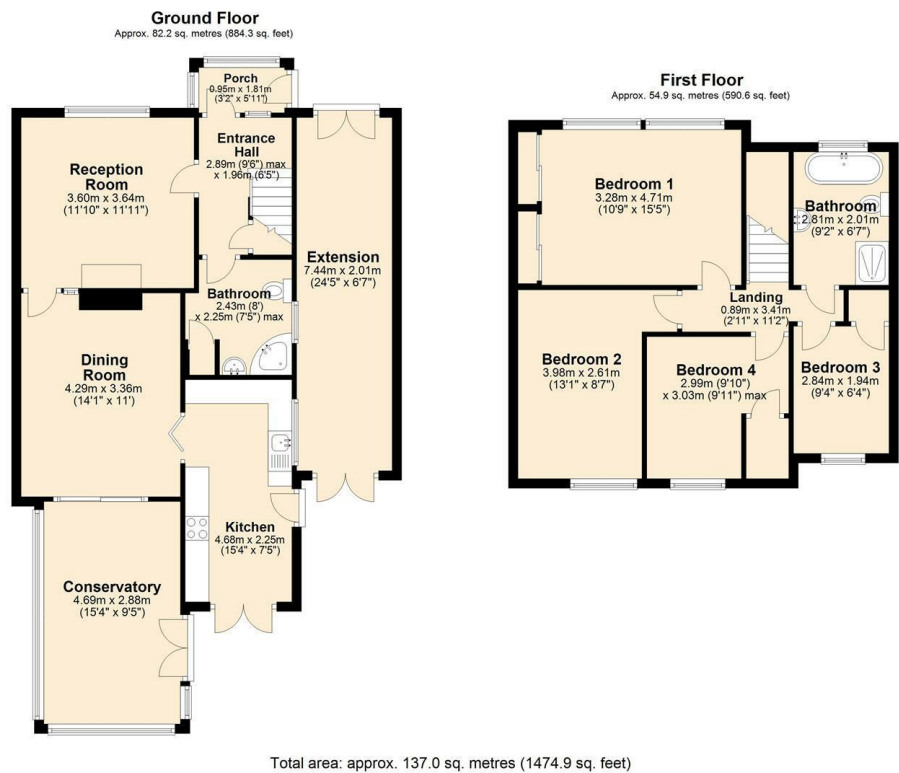
School catchment areas

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



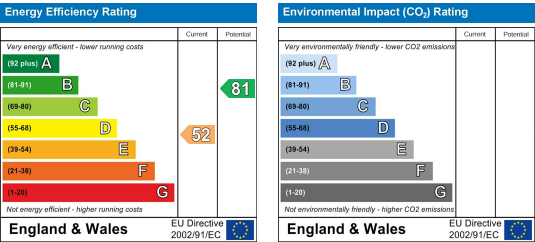
Area Map



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.

