



w**ards**
estate agents

38 Orchard View Road

Ashgate, Chesterfield, S40 4BU

Offers in the region of £219,950

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Offered with NO CHAIN!

We are delighted to present this traditional bay fronted EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE! Ideal for first time buyers, small families or downsizers alike and located within close proximity of local schools, amenities, shops, bus routes, the town centre and with Holme Brook Valley Park. Linacre Reservoirs being only a short distance away.

Well proportioned accommodation benefits from gas central heating(Conventional Boiler new in 2023 and serviced in 2024) and uPVC double glazing and comprises of entrance hall, splendid family reception room with front bay window, extended sitting/dining room with French doors onto the rear gardens, extended re-fitted kitchen with integrated appliances.

To the first floor there is a spacious principal double bedroom with front aspect bay window, second double bedroom with views over the landscaped gardens and a fully tiled family bathroom with 3 piece suite.

Low stone front boundary walling with mature well stocked garden with shrubs and bushes. Block paved driveway provides ample car parking spaces and leads along the side of the property through wrought iron gates to the rear gardens. Side fenced boundary.

Well maintained and tended rear South facing landscaped garden's. Stone patio which is perfect for family & social entertaining. Central area of lawn and well established side borders set with an abundance of mature plants, shrubs and bushes. Further stone sun terrace to the bottom area of the gardens.

Additional Information

Gas Central Heating- Baxi conventional boiler - installed 2023 and serviced 2024

uPVC Double Glazed windows.

Gross Internal Floor Area- 81.1 Sq.m/ 872.7 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area - Outwood Academy Newbold





Entrance Hall

6'11" x 3'2" (2.11m x 0.97m)

uPVC front entrance door. Stairs climb to the first floor.

Reception Room

12'10" x 11'10" (3.91m x 3.61m)

Well presented front family reception room with front aspect bay window. Feature fireplace with marble back and hearth with inset electric fire (gas capped off)

Extended Sitting Room

12'4" x 11'10" (3.76m x 3.61m)

A generous extended rear sitting room leading into the dining room. Wall inset gas fire. Baxi conventional boiler, serviced in 2024. Door into side porch with coal house. Glazed door leads to the side driveway.



Dining Room

8'1" x 6'8" (2.46m x 2.03m)

French doors lead into the rear gardens.

Extended Kitchen

12'6" x 5'3" (3.81m x 1.60m)

Comprising of a range of base and wall units in light oak having complimentary work surfaces having upstands and inset composite sink. Integrated double oven, gas hob having extractor above. Integrated fridge/freezer, space for washing machine.

First Floor Landing

5'9" x 2'9" (1.75m x 0.84m)

Access to the insulated loft space.



Front Double Bedroom One

12'11" x 11'10" (3.94m x 3.61m)

Good sized double bedroom with front aspect bay window. Useful walk in cupboard with hanging rail and shelf. Fitted window blinds.

Rear Double Bedroom Two

12'3" x 9'4" (3.73m x 2.84m)

A second good sized versatile bedroom which could also be used for office or home working. Built in cupboards with dressing table area. View over the rear gardens.

Fully Tiled Bathroom

9'2" x 5'1" (2.79m x 1.55m)

Family bathroom comprising of a White 3 piece suite which includes a bath, pedestal wash hand basin and low level WC. Airing cupboard with cylinder water tank.



Outside

Low stone front boundary walling with mature well stocked garden with shrubs and bushes. Block paved driveway provides ample car parking spaces and leads along the side of the property through wrought iron gates to the rear gardens. Side fenced boundary.

Well maintained and tended rear South facing landscaped



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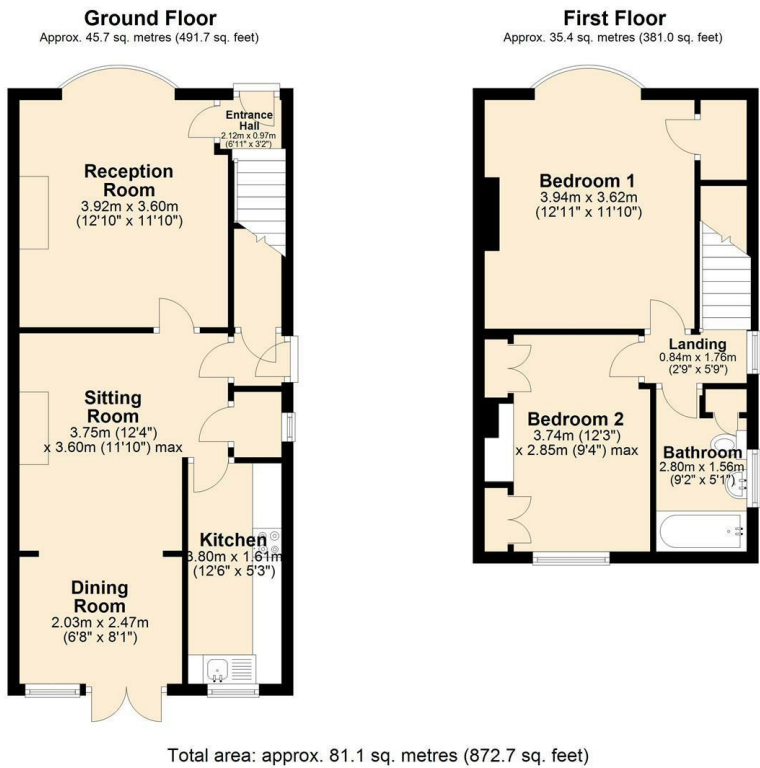
School catchment areas

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.

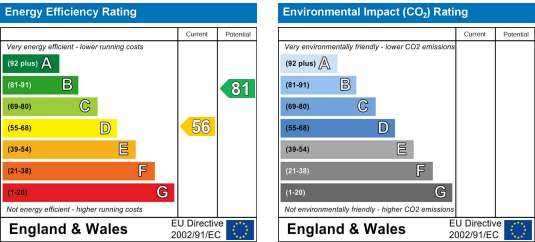
Floor Plan



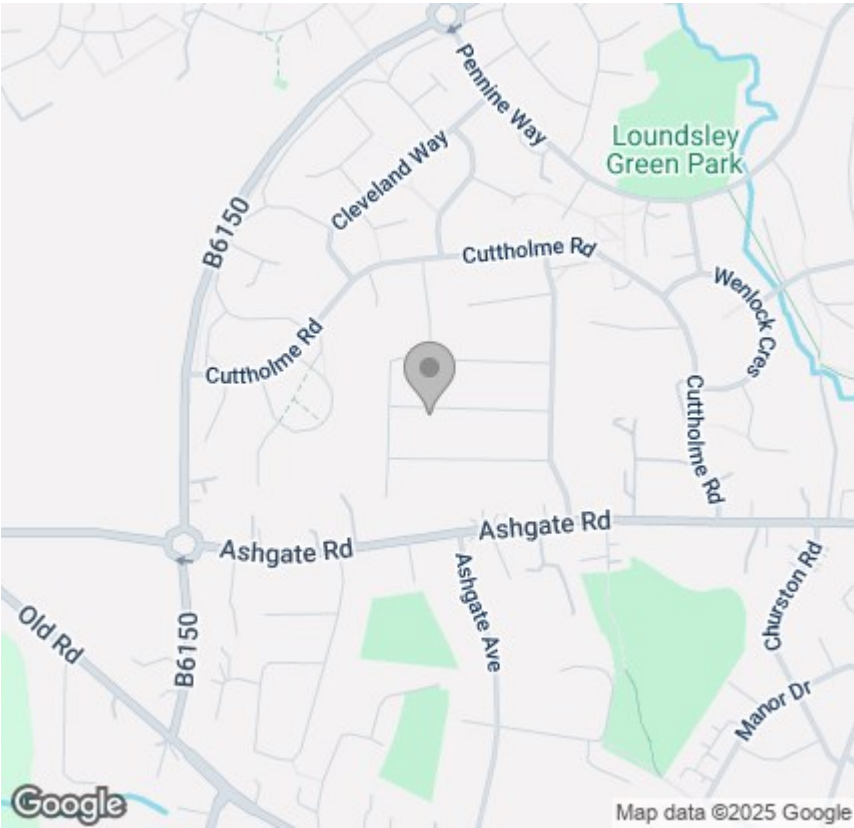
Viewing

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.

