



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

**29 Deerlands Road, Ashgate**  
, Chesterfield, S40 4DF

**Guide price £400,000**



## 29 Deerlands Road, Ashgate

Chesterfield, S40 4DF

Price Guided £400,000-£415,000

We are delighted to offer this generously proportioned **FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE** which is situated in this extremely sought after residential location within Brookfield School Catchment Area. Enjoys a fabulous sun blessed South Westerly rear garden plot and offers scope for loft conversion/extension, subject to consents.

Internally the family living accommodation benefits from uPVC double glazing, gas central heating with a Combi boiler and includes front entrance hall, family reception room, dining room with view over the rear gardens and fabulous integrated kitchen. Rear inner porch with WC off. To the first floor main double bedroom with range of fitted wardrobes and en suite shower room with 3 piece suite. Two further double bedrooms and a versatile fourth bedroom/office/home working space. Impressive fully tiled family shower room with a 3 piece suite.

Impressive block paved driveway which provides ample car parking/caravan standing space. Well established mature borders to both sides and a side gate which leads to the pathway through to the rear gardens.

Enclosed mature and well stocked South West facing rear gardens. Substantial fenced boundaries, manicured lawn and borders set with an abundance of plants, shrubs and flowers. A paved patio completes the setting of this garden which is perfect for family or social entertaining.

### Additional Information

Gas Central Heating- Combi boiler(serviced 2024)

uPVC Double Glazed Windows/facias/guttering

Cavity Wall Insulation

Gross Internal Floor Area-121.7Sq.m/ 1309.8Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Brookfield Community School







### Entrance Hall

14'3" x 6'5" (4.34m x 1.96m)

uPVC entrance door into the hallway. Stairs climb to the first floor and there is a useful under stairs store cupboard.

### Reception Room

14'5" x 11'4" (4.39m x 3.45m)

A well presented family reception room with front aspect window. Feature stone fireplace with hearth and electric fire.

### Dining Room

10'11" x 9'6" (3.33m x 2.90m)

A second reception room with view over the rear gardens.

### Superb Re-fitted Kitchen

13'10" x 10'4" (4.22m x 3.15m)

Comprising of a fabulous range of Cream fronted base and wall units with complimentary Oak surfaces and inset composite sink. Additional glazed display wall cupboards. Integrated NEFF Electric Oven and Microwave, Induction Hob and Chimney Extractor fan above. Integrated washer/dryer, dishwasher and fridge/freezer. Laminate flooring, downlighting. Door to rear porch area with access to Cloakroom/WC. uPVC glazed side exterior door.

### Cloakroom/WC

3'11" x 2'11" (1.19m x 0.89m)

Comprising of a low level WC.

### First Floor Landing

8'3" x 5'4" (2.51m x 1.63m)

Access via a retractable ladder to the insulated loft space which is partly boarded and has lighting. Airing cupboard with shelving and radiator.

### Front Double Main Bedroom

18'2" x 10'6" (5.54m x 3.20m)

Good sized main double bedroom with front aspect window. Full range of fitted wardrobes.

### En-suite Shower Room

6'3" x 4'5" (1.91m x 1.35m)

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

### Rear Double Bedroom Two

12'6" x 10'7" (3.81m x 3.23m)

A second generous double bedroom with rear aspect windows which overlook the rear gardens.

### Front Double Bedroom Three

12'3" x 8'1" (3.73m x 2.46m)

A third good sized bedroom with bulk head cupboard having shelving.

### Rear Single Bedroom Four

8'6" x 8'1" (2.59m x 2.46m)

Fourth versatile bedroom which could also be used for office or home working space.







### Fully Tiled Shower Room

8'3" x 5'4" (2.51m x 1.63m)

Comprising of a 3 piece suite which includes a superb double shower area with shower screen, mains shower and shower seat. Wash hand basin set in attractive vanity units with drawers. Low level WC. Wall mounted touch mirror, heated towel rail and benefitting from under floor heating.

### Integrated Garage

16'4" x 8'1" (4.98m x 2.46m)

With lighting and power. The Combi boiler(serviced 2024) is located in the garage.

### Outside

Impressive block paved driveway which provides ample car parking/caravan standing space. Well established mature borders to both sides and a side gate leading to the pathway through to the rear gardens.

Generous enclosed rear garden with substantially fenced boundaries and good sized lawn area. Side borders which are stocked with an abundance of mature shrubs, plants and flowers. Large patio area which is perfect for family or social entertaining. Exterior lighting and water tap. Garden shed.



### School catchment areas

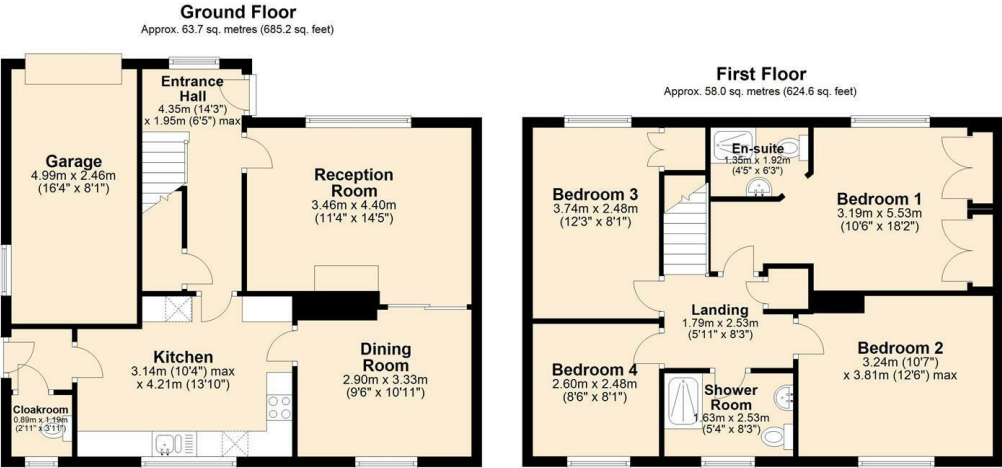
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

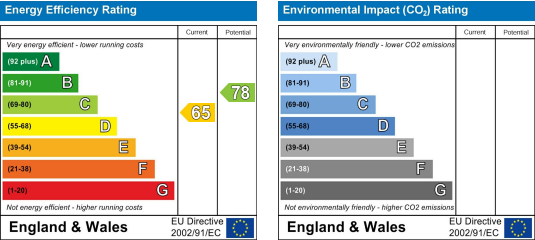


Total area: approx. 121.7 sq. metres (1309.8 sq. feet)

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



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.

