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estate agents

3 Parwich Close

Linacre Woods, Chesterfield, S40 4XG

Guide price £300,000

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Guide Price £300,000 - £315,000

Early viewing is highly recommended of this deceptively spacious **FOUR BEDROOM DETACHED FAMILY HOUSE** which is situated in this extremely popular residential area which is ideally placed for all local amenities, schools, bus routes and on the fringe of Holme Brook Valley Park and Linacre Reservoirs.

Well presented interior benefits from new carpets and flooring throughout and enjoys underfloor heating to the dining kitchen & conservatory. Having gas central heating with a Combi boiler, dual colour uPVC double glazing 2020 and comprising of front entrance hallway, family reception room, superb re-fitted Grey Gloss dining kitchen with French doors into the Conservatory.

To the first floor main double bedroom, two further double bedrooms and 4th versatile bedroom which could also be used for office or home working. Spa family shower room with 3 piece suite.

Front block paved driveway which provides ample car parking spaces. Open plan lawn and established borders. Attached Garage with remote doors.

Rear enclosed gardens with lawn area and mature planted borders. Fence and conifer screen hedge boundaries. There is a decking area from the Conservatory French doors and this leads onto a further superb decking sun area with inbuilt seating which is a perfect setting for family & social outside entertainment!! The decking area has concealed lighting, consumer unit and external electrical socket. Wooden edged raised bed set with mature plants. Large paved patio area with access to the personal door at the rear of the garage.

Additional Information

Building Regulations currently awaiting approval certificate for alterations to kitchen and garage.

Gas Central Heating- Combi boiler

Under floor heating to the Dining Kitchen & Conservatory

uPVC Double Glazed Windows with dual colour 2020

Updated consumer unit

New carpets and flooring throughout

Gross Internal Floor Area- 130.0 Sq.m/1399.0 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

Front entrance door with glazed panels. Useful under stairs store cupboard and further shoe storage cupboard. Stairs climb to the first floor.

Cloakroom

Comprising of a low level WC with wash hand basin to the top.





Reception Room

15'10" x 11'9" (4.83m x 3.58m)

Well presented family living room with feature fireplace with marble back and hearth having an electric fire. Front aspect window.

Superb Dining Kitchen

18'1" x 12'11" (5.51m x 3.94m)

Re-fitted and knocked through to create a superb kitchen and dining space. Comprising of a full range of Grey Gloss fronted base and wall units with complimentary work surfaces having upstands and inset sink. Dual fuel Range Cooker with chimney extractor above. Space is provided for fridge/freezer and dishwasher. Space for drinks chiller and integrated wine rack. Underfloor heating. French doors lead into the conservatory.

uPVC Conservatory

12'9" x 9'7" (3.89m x 2.92m)

A great additional family living space with views over the rear garden. Benefits from underfloor heating. French doors lead onto the decking area and gardens.

First Floor Landing

Access via a retractable ladder to the insulated loft space. There is downlighting.

Front Double Bedroom One

15'10" x 8'9" (4.83m x 2.67m)

Nicely presented main double bedroom with front aspect window.

Rear Double Bedroom Two

13'1" x 8'9" (3.99m x 2.67m)

A second good sized double bedroom with rear aspect window overlooking the gardens.

Front Double Bedroom Three

10'8" x 9'2" (3.25m x 2.79m)

A versatile third bedroom which is current used as a dressing room facility. There is a bulkhead from the staircase and front aspect window.

Rear Single Bedroom Four

9'2" x 7'5" (2.79m x 2.26m)

A further very versatile bedroom which could also be used for office/home working.

Spa Shower Room

7'5" x 6'1" (2.26m x 1.85m)

Comprising of a 3 piece suite which includes a wonderful space shower cubicle, wash hand basin and low level WC set in attractive vanity unit.

Attached Garage

16'2" x 12'2" (4.93m x 3.71m)

An extremely useful garage where the Combi boiler is located along with space and plumbing for the washing machine and tumble dryer. There is a stainless steel sink with hot & cold water supply. Access via a ladder to surplus storage space above. Lighting, power and remotely controlled garage door. There is a separate electrical consumer unit for the garage.

Outside

Front block paved driveway which provides ample car parking spaces. Open plan lawn and established borders.

Rear enclosed gardens with lawn area and mature planted borders. Fence and conifer screen hedge boundaries. There is a decking area from the Conservatory French doors and this leads onto a further superb decking sun area with inbuilt seating which is a perfect setting for family & social outside entertainment!! The decking area has concealed lighting, consumer unit and external electrical socket. Wooden edged raised bed set with mature plants. Large paved patio area with access to the personal door at the rear of the garage.





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: 130.0 m² (1,399 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

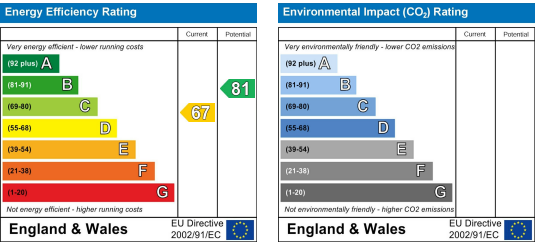
Area Map



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.

