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estate agents

14 Durham Close

New Whittington, Chesterfield, S43 2ED

Guide price £245,000

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Guide Price £245,000-£250,000

Early viewing is highly recommended to fully appreciate this absolutely fabulous extended TWO DOUBLE BEDROOM/TWO BATHROOM SEMI DETACHED BUNGALOW. 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.

Internally re-decorated throughout the deceptively spacious accommodation benefits from uPVC double glazing/facias/soffits/guttering and gas central heating with a Combi boiler with service plan record. Front entrance hall with ceiling lantern, superb half tiled bathroom with quality 3 piece suite. Impressive breakfasting kitchen with integrated appliances, spacious family reception room with feature media wall with inset electric fire, side shelving and display cupboards all with subtle lighting. Fabulous extended rear garden room/orangery with patio doors leading onto the fully landscaped rear gardens. Main double bedroom with fitted wardrobes and further double bedroom. Exquisite fully tiled shower room with 3 piece suite.

Attached Garage with space for washing machine and dryer. Remotely controlled roller door. There is lighting and power. Rear of garage has been converted into an additional bathroom.

Substantially fenced front perimeter with mature garden having artificial turf and rockery area with mature shrubbery. Front driveway provides ample car parking spaces and leads to the attached garage. There is a front outside tap and external lighting and socket.

Superb fully landscaped enclosed rear garden with substantially fenced boundaries. Fabulous Limestone patio and low level steps with sleeper edges and well established borders set with an abundance of bushes, shrubbery and plants. Artificial well tended lawn. Upper decking area with summer house/garden shed included in the sale. Outside lighting and water tap.





Additional Information

Gas Central Heating- Worcester Bosch Combi boiler- annually serviced with Blue Flame.
uPVC Double Glazed windows.
Recently decorated throughout
CCTV Cameras to the front and rear
New roof 2024
Gross Internal Floor Area- 101.1 Sq.m/1088.2 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area - Whittington Green School

Entrance Hall

15'10" x 4'5" (4.83m x 1.35m)

Front composite entrance door into the spacious hallway which enjoys plenty of natural light from the fibreglass ceiling lantern and downlighting. Vinyl flooring. Access door to garage.

Luxury Family Bathroom

8'5" x 5'7" (2.57m x 1.70m)

Having 'brick'style' half tiled walls and comprising of a 3 piece suite which includes a shower bath with mains rain shower and shower screen. Low level Sani flow WC and wash hand basin set in a subtle blue vanity units. Wall mounted vanity cabinet, continental style vinyl flooring and down lighting.

Inner Hallway

7'5" x 3'6" (2.26m x 1.07m)

Leading into the spacious accommodation. Access via a retractable ladder to the insulated loft space which has lighting.

Splendid Breakfasting Kitchen

18'10" x 9'10" (5.74m x 3.00m)

Comprising of a quality range of White base and wall units with complimentary work surfaces and upstands and composite inset sink. Integrated oven, microwave, halogen hob and chimney extractor fan above. Integrated dishwasher and fridge freezer. Wall mounted TV included in the sale. Downlighting and internal window looks through to the rear extension with view of the garden. Breakfast Bar with seating space. Worcester Bosh Combi boiler with service record. Partly glazed door into the hallway.

Reception Room

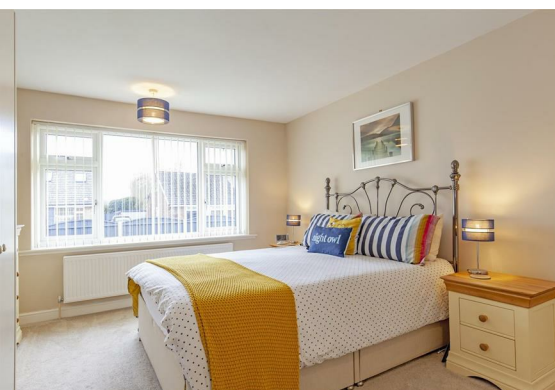
15'5" x 11'3" (4.70m x 3.43m)

Impeccable presented extended family living room with feature media wall and superb inset electric log effect fire with subtle lighting changes. Side display shelving again with subtle lighting and useful storage cupboards at the lower level. Open plan access into the superb extended Garden Room.

Impressive Garden Room

17'6" x 8'5" (5.33m x 2.57m)

Fabulous extended garden room which enjoys lovely views directly over the rear patio and landscaped gardens. Light and airy with two ceiling lanterns and patio doors with glazed side panels provide access straight onto the patio.





Front Double Bedroom One 14'11" x 11'3" (4.55m x 3.43m)

A lovely main double bedroom with front aspect window. Range of triple wardrobes included in the sale.

Front Double Bedroom Two 9'7" x 8'11" (2.92m x 2.72m)

A second double bedroom, again with front aspect window.

Exquisite Shower Room 6'6" x 5'5" (1.98m x 1.65m)

Being fully tiled and comprising of a 3 piece suite which includes a double shower area with mains rain shower, wash hand basin and low level WC which are set in attractive vanity cupboard. Heater towel radiator.

Attached Garage

11'7" x 8'5" (3.53m x 2.57m)

Space for washing machine and dryer. Remotely controlled roller door. There is lighting and power. Rear of garage has been converted into an additional bathroom.

Outside

Substantially fenced front perimeter with mature garden having artificial turf and rockery area with mature shrubbery. Front driveway provides ample car parking spaces and leads to the attached garage. There is a front outside tap and external lighting and socket.

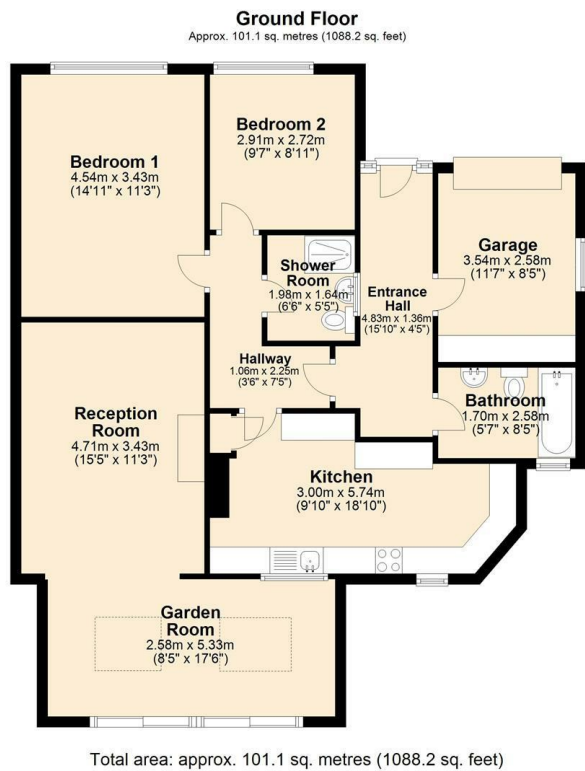
Superb fully landscaped enclosed rear garden with substantially fenced boundaries. Fabulous Limestone patio and low level steps with sleeper edges and well established borders set with an abundance of bushes, shrubbery and plants. Artificial well tended lawn. Upper decking area with summer house/garden shed included in the sale. Outside lighting and water tap. Access via side pathway to the front.

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.

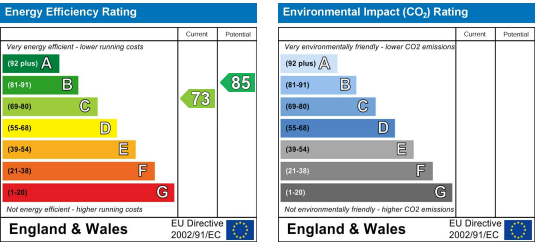
Floor Plan



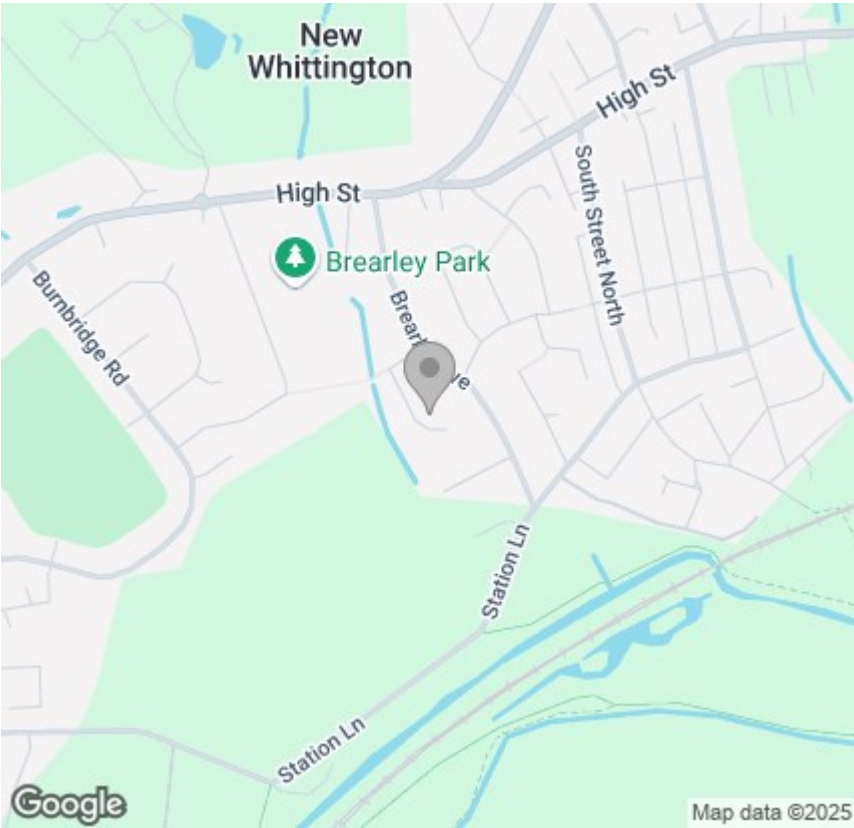
Viewing

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.

