



w**ards**
estate agents

70 Yew Tree Drive

Somersall, Chesterfield, S40 3NB

£395,000

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Absolutely stunning Traditional Bay fronted THREE BEDROOM/TWO BATHROOM SEMI DETACHED FAMILY HOUSE which is located in tis highly sought after residential location, being well placed for all local amenities, bus routes. Being on the fringe of the stunning National Peak Park, home of some of England's Best Scenery and hundreds of walks & cycle routes. Also within the Brookfield School Catchment!

Deceptively proportioned, modern contemporary family accommodation which is stylishly decorated throughout and benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of front entrance hall with stairs to the first floor, front family reception room with bay window and inset electric stove. Impressive open plan breakfasting kitchen with island and vaulted ceiling to the dining area. Glazed & Oak staircase to the first floor:- front double bedroom, rear double with view over the gardens and superb part tiled family bathroom with luxury suite. On the second floor Principal double bedroom with plenty of natural light from two rear windows. Dressing room and en suite exquisite shower room!

Front low stone boundary walling and extensive York stone driveway with cobble block border which provides surplus parking and leads to the rear detached garage. Generous fully landscaped enclosed gardens with substantial borders, lawn area and pebble patio area.





Additional Information

Gas Central Heating-Worcester Bosch Combi
uPVC Double Glazed Windows
New Roof - when??
Oak Internal doors
Gross Internal Floor Area-118.6 Sq.m/1276.4 Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area -Brookfield
Community School

Entrance Hall

7'7" x 3'2" (2.31m x 0.97m)

Front composite entrance door with staircase leading to the first floor.

Reception Room

13'4" x 11'9" (4.06m x 3.58m)

Beautifully presented family reception living room with front aspect bay window. Inset hearth with electric stove. Feature shutter windows.

Superb Breakfast Kitchen

16'3" x 9'11" (4.95m x 3.02m)

Impressive range of White base and wall units with complimentary work surfaces with inset composite sink. Integrated double oven. Integrated fridge and freezer, washer and dryer. Feature wall radiator. Worcester Bosch Combi boiler.

Dining Room

10'7" x 8'3" (3.23m x 2.51m)

Feature breakfasting Island with complimentary work surfaces over. Integrated electric hob and feature extractor fan above

Snug

6'0" x 5'9" (1.83m x 1.75m)

A cosy Snug area with feature radiator, laminate flooring and French doors leading onto the rear gardens.

Utility Room

6'0" x 4'6" (1.83m x 1.37m)

Space for coats hanging. Side uPVC door to the driveway.

First Floor Landing

14'11" x 6'5" (4.55m x 1.96m)

Front Double Bedroom Two

11'5" x 9'10" (3.48m x 3.00m)

A spacious double bedroom with rear aspect window.

Rear Double Bedroom Three

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

A good sized versatile third bedroom which could also be used for office or home working.





Exquisite Family Bathroom

6'11" x 6'5" (2.11m x 1.96m)

Being partly tiled and comprising of bath with electric shower and shower screen, wash hand basin and low level WC set in Lemon vanity cupboards. Feature towel rail.

Second Floor Rear Double Bedroom One

15'9" x 10'0" (4.80m x 3.05m)

A superb light and airy main double bedroom with two rear aspect windows.

Walk- In Wardrobe

6'10" x 6'5" (2.08m x 1.96m)

Dressing room with plenty of hanging and storage space.

Exquisite En- Suite

6'5" x 5'10" (1.96m x 1.78m)

An impressive fitted en suite shower room which comprises of a 3 piece suite including open shower area with rain shower, wash hand basin sits upon attractive vanity unit, low level WC. Black heated towel rail and Velux window.

Detached Garage

17'9" x 8'0" (5.41m x 2.44m)

With lighting and power.

Outside

Front low stone boundary walling and extensive York stone driveway with cobble block border which provides surplus parking and leads to the rear detached garage. Generous fully landscaped enclosed gardens with substantial borders, lawn area and pebble patio area- perfect setting for our outside family & social entertaining.

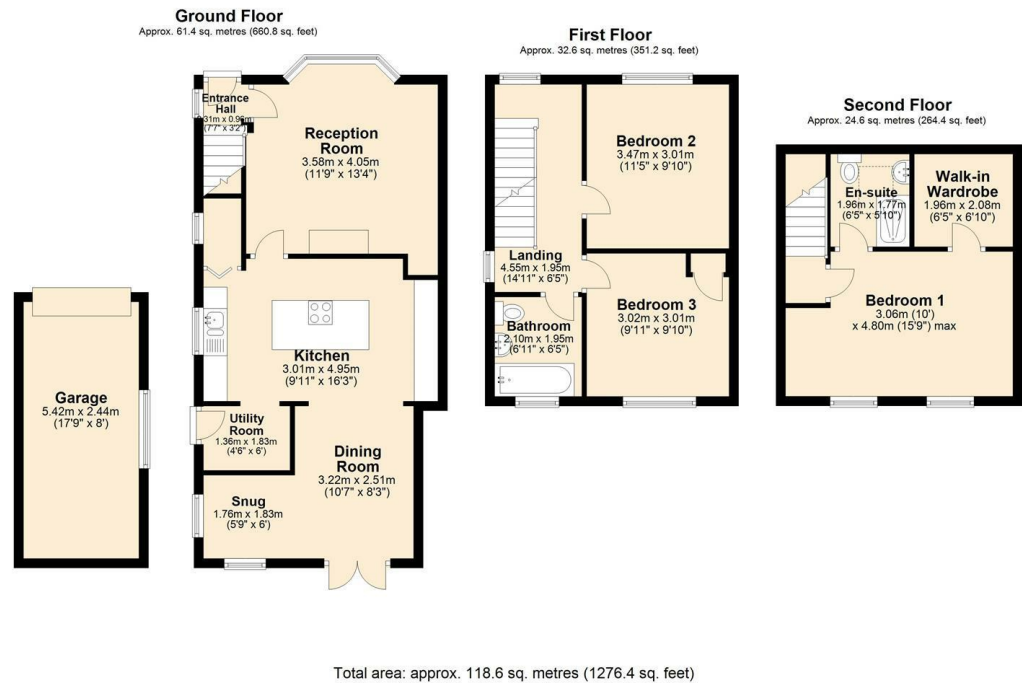
School catchment areas

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.



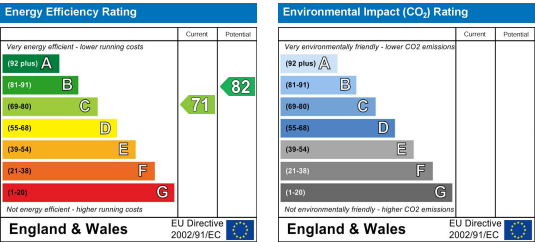
Floor Plan



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



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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.

