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estate agents

17 Sandringham Close

Calow, Chesterfield, S44 5TY

£350,000

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We are delighted to present this well proportioned EXTENDED FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE which is situated on this splendid garden plot, with car parking for several vehicles, carport, garage and additional workshop which could be used for home working space! Well maintained accommodation offers over 1400 square feet of family living space and benefits from gas central heating with a combi boiler, uPVC double glazing/facias/soffits/guttering.

Located within this extremely popular semi-rural residential suburb to the Southeast of the town centre, within easy access of the Chesterfield Royal Hospital, nearby schools, local amenities in Hasland and ideally situated for major commuting road links via M1 motorway junction 29.

On the ground floor comprises of entrance hall, family reception room, dining room, kitchen and fully tiled shower room. To the first floor main double bedroom, two further double bedrooms, versatile fourth bedroom with could be used for office or home working and fully tiled family bathroom with 3 piece suite.

Front wrought iron gates lead into the spacious driveway which provides ample car standing for several vehicles. Side carport leads to the attached garage and extended workshop at the rear. Side wall with secure gate into the rear gardens.

Fabulous landscaped gardens with substantial boundaries with laurel and hedges and low brick walling. Large lawned area with well stocked established borders set with an abundance of plants and shrubs. Sleeper beds set with mature planting. Superb decking area which is perfect for family and social outside entertainment.

Additional Information

Gas Central Heating- Baxi EcoBlue Advanced, Installed in April 2015 and last serviced on 18th March 2025 (Installation and service records retained).

uPVC Double Glazed Windows/facias/soffits/guttering

Full roof, fascias and soffits was replaced in August 2019.

New Garage Roof 2016

Gross Internal Floor Area- 130.8 Sq.m/1408.4 Sq.Ft.

Council Tax Band -C

Secondary School Catchment Area - Outwood Academy-Hasland Hall

Entrance Hall

17'9" x 6'1" (5.41m x 1.85m)

uPVC front entrance door leads into the hallway. Stairs climb to the first floor. Side elevation window and door into the reception room.

Inner Hallway

5'2" x 4'1" (1.57m x 1.24m)

Access doors lead to the kitchen, dining room and shower room.





Reception Room

13'1" x 12'1" (3.99m x 3.68m)

Beautifully presented family living room with front aspect bay window. Feature pine fireplace with marble back and hearth and electric fire. Door into the dining room.

Dining Room

10'7" x 9'9" (3.23m x 2.97m)

A second spacious reception room with rear aspect window which overlooks the rear gardens. Door into the kitchen

Integrated Kitchen

11'8" x 10'7" (3.56m x 3.23m)

Comprising of a full range of Medium Oak base and wall units with complimentary work surfaces having a ceramic inset sink and tiled splash backs. Integrated double oven and gas hob with extractor above. Space is provided for dishwasher, washing machine and fridge-freezer. Understairs store cupboard where the consumer unit is located. uPVC door to front drive.

Fully Tiled Shower Room

5'9" x 5'11" (1.75m x 1.80m)

Comprising of a 3 piece suite which includes a shower cubicle with mains shower, low level WC and pedestal wash hand basin. Open display shelves. Chrome heated towel rail. Tiled floor. The Combi boiler is located here.

First Floor Landing

7'0" x 5'8" (2.13m x 1.73m)

Access to the insulated loft space via a retractable ladder.

Front Double Bedroom One

13'2" x 11'2" (4.01m x 3.40m)

Nicely presented main double bedroom with front aspect window.

Rear Double Bedroom Two

11'2" x 10'7" (3.40m x 3.23m)

A second double bedroom with rear aspect window which enjoys a view over the rear gardens.

Front Double Bedroom Three

10'7" x 9'0" (3.23m x 2.74m)

Third double bedroom with front aspect window

Front Single Bedroom Four

10'3" x 7'0" (3.12m x 2.13m)

A versatile and generous fourth bedroom which could also be used for office/home working.

Family Bathroom

7'6" x 7'0" (2.29m x 2.13m)

Being fully tiled and comprising of a 3 piece suite which includes bath with shower spray above, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Outside

Front wrought iron gates lead into the spacious driveway which provides ample car standing for several vehicles. Side carport leads to the attached garage and extended workshop at the rear. Side wall with secure gate into the rear gardens.

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Garage

17'5" x 8'1" (5.31m x 2.46m)

Fabulous generously sized garage with a new roof (2016), lighting and power. uPVC window. Extended workshop at the rear. Carport to the front.

Workshop

22'8" x 7'8" (6.91m x 2.34m)

Excellent workshop offering versatility to be used for a variety of uses including home working. Lighting and power. uPVC window.



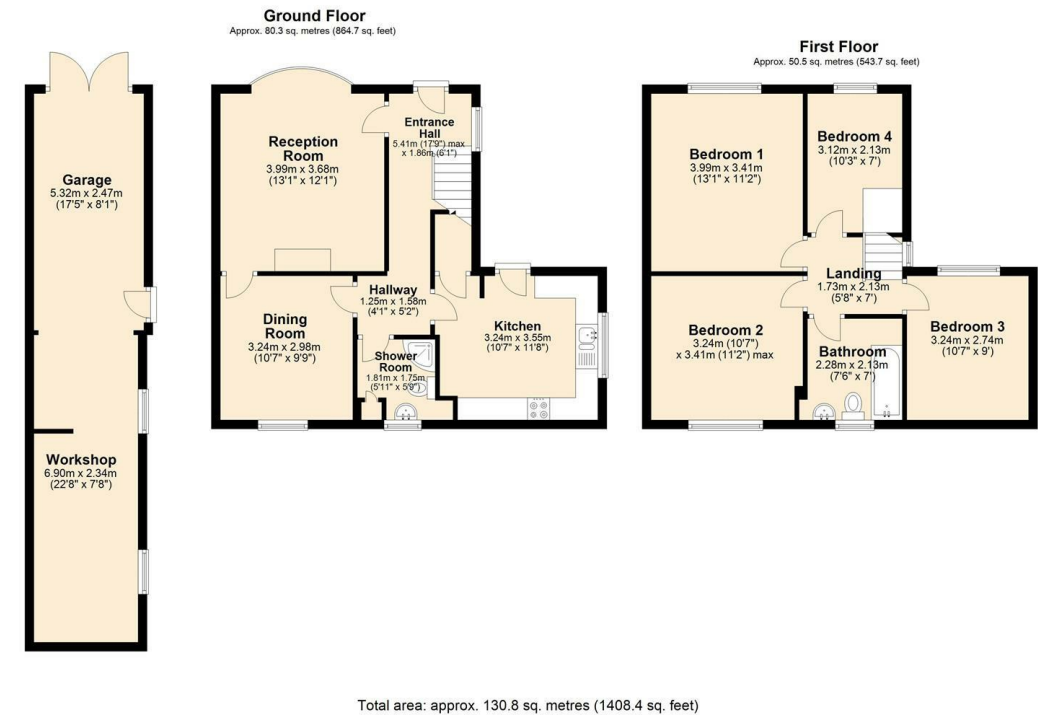


School catchment areas

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.

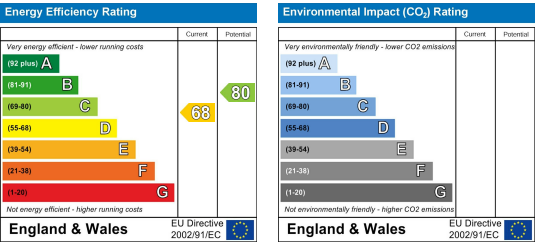
Floor Plan



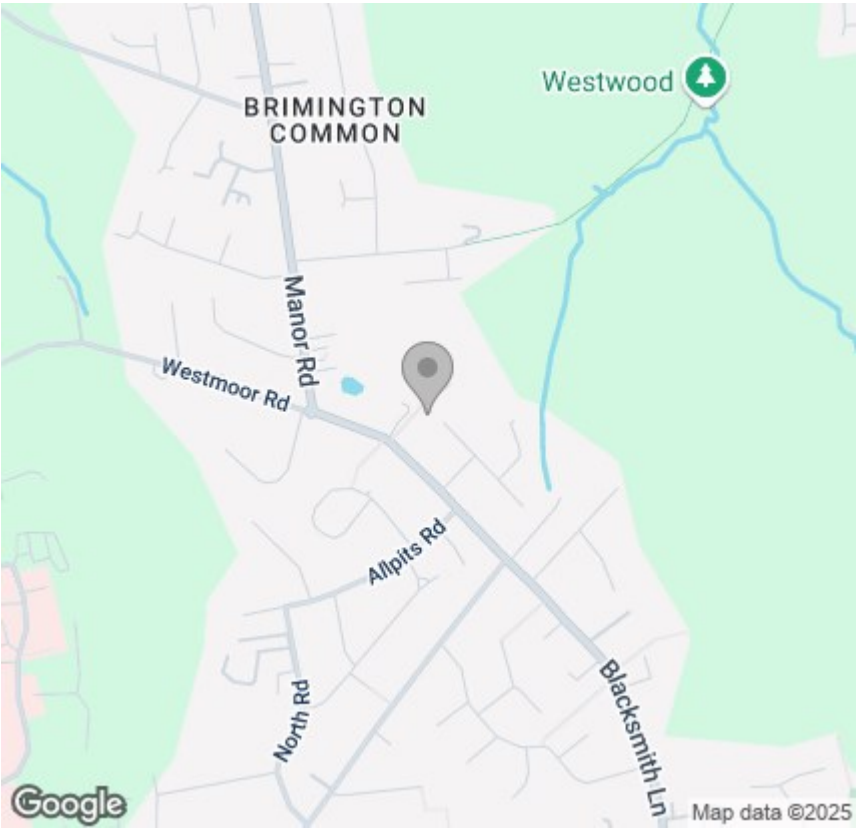
Viewing

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.

