



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

**49 Thornbridge Crescent**  
, Chesterfield, S40 2JH

**Guide price £290,000**



## 49 Thornbridge Crescent

Chesterfield, S40 2JH

Guide Price £290,000 - £300,000

Impeccably presented THREE BEDROOM DETACHED FAMILY HOUSE which enjoys superb rear views to the rear over open countryside. Situated in this extremely sought after residential location on the outskirts of Chesterfield within close proximity of the town centre, all local amenities, schooling and main commuter links via A38 & M1.

Neutrally decorated throughout the accommodation benefits from gas central with a Combi boiler, uPVC double glazing/facias/soffits and comprises of spacious entrance hallway, family reception/dining room with inset hearth having Oak mantle and log burner and bifold doors lead into the Conservatory.

Kitchen with Range cooker. To the first floor main double bedroom, second double and versatile third bedroom which could also be used for office/home working/nursery. Splendid re-fitted family bathroom with luxury 4 piece suite.

Low stone walling with stone paved front driveway which provides ample parking. Mature gardens. Access to the attached garage.

Enclosed rear gardens with fenced boundaries. Rear stone patio, well kept lawns. Further raised patio seating area with lovely views over the rear aspect. Wildlife garden bank with sleeper steps leading down to the riverside-a perfect setting for family & social outside entertaining.







## Additional Information

Gas Central Heating -Combi boiler  
u P V C double glazed windows/facias/soffits/guttering  
Oak internal doors  
New carpet recently  
Gross Internal Floor Area - 108.4 Sq.m/ 1167.1 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area-Parkside Community School

## Entrance Hall

13'2" x 8'3" (4.01m x 2.51m)

Front composite entrance door with attractive glazed panels into the spacious hallway. Useful under stairs store cupboard. Stairs to the first floor.

## Reception Room

23'10" x 10'10" (7.26m x 3.30m)

Nicely presented family reception room with front aspect window. Inset hearth with Oak Mantle and Log Burner(serviced). Bi-Fold doors lead into Conservatory.

## Conservatory

9'6" x 8'11" (2.90m x 2.72m)

Splendid view over the rear landscaped gardens. Tiled floor. French doors lead onto the gardens.

## Fitted Kitchen

9'10" x 8'10" (3.00m x 2.69m)

Comprising of a range of White base and wall units with complimentary work surfaces with inset stainless steel sink unit with tiled splash backs. Space for washing machine, fridge-freezer. Dual Energy Range Cooker with chimney extractor above. uPVC door to the side pathway.

## First Floor Landing

8'3" x 7'2" (2.51m x 2.18m)

Recently re-decorated staircase. Access via a retractable ladder to the insulated and boarded loft space. The Combi boiler is located in the loft.

## Rear Double Bedroom One

12'1" x 10'10" (3.68m x 3.30m)

Generous main double bedroom with rear aspect window overlooking the rear gardens and with superb rear aspect with countryside views.

## Front Double Bedroom Two

11'5" x 10'10" (3.48m x 3.30m)

Second double bedroom with front aspect window.







### Front Single Bedroom Three

8'3" x 7'4" (2.51m x 2.24m)

A versatile third bedroom which could be used for office/study or home working space. Currently used as nursery.

### Luxury Family Bathroom

8'9" x 7'9" (2.67m x 2.36m)

Being fully tiled and comprising of a 4 piece White suite which includes a roll top bath with shower attachment, double shower cubicle with rain shower, wash hand basin freestanding on vanity unit with lighting. Low level WC. Tiled floor. Chrome heated towel rail.

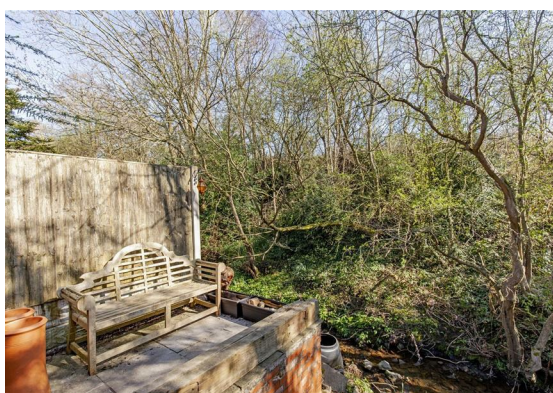
### Garage

18'8" x 8'8" (5.69m x 2.64m)

### Outside

Low stone walling with stone paved front driveway which provides ample parking. Mature gardens. Access to the attached garage.

Enclosed rear gardens with fenced boundaries. Rear stone patio, well kept lawns. Further raised patio seating area with lovely views over the rear aspect. Wildlife garden bank with sleeper steps leading down to the riverside.



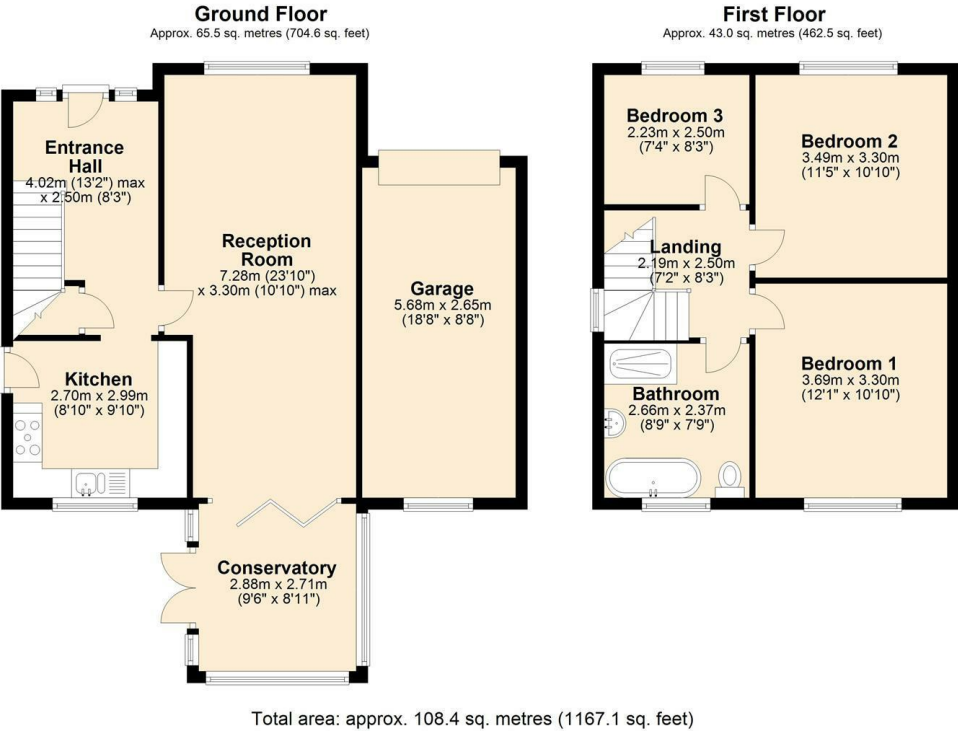
### School catchment areas

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.



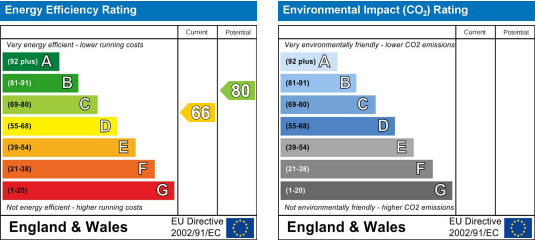
Floor Plan



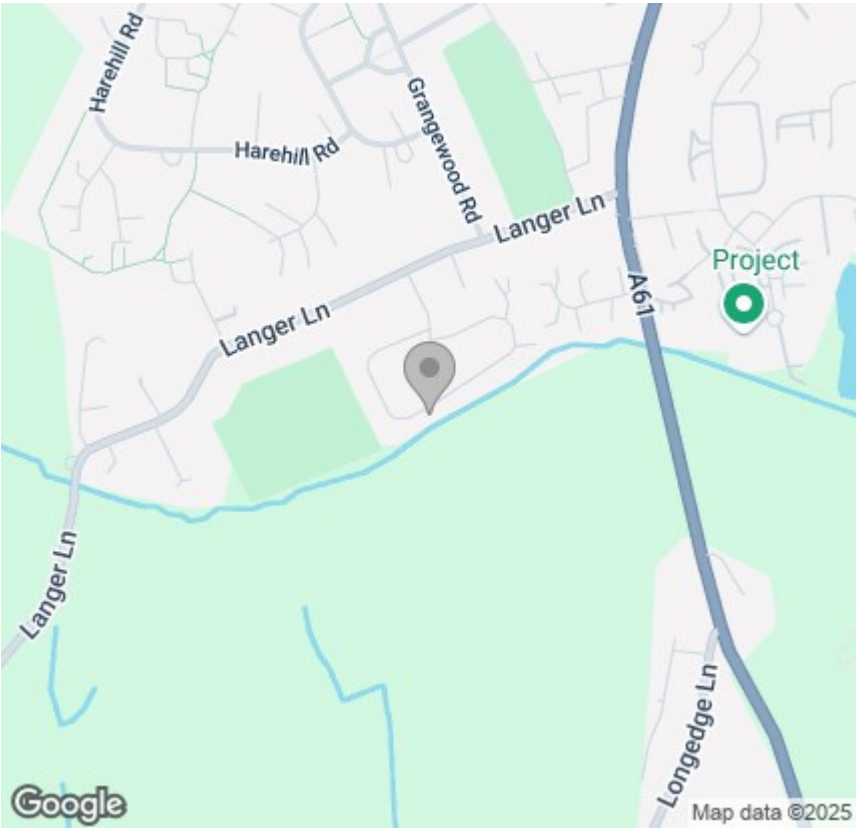
Viewing

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.

