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estate agents

14 Meadow Court

Grassmoor, Chesterfield, S42 5FL

Offers in the region of £365,000

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Internal viewing of this stunning, immaculately presented EXECUTIVE DETACHED FOUR BEDROOM/TWO BATHROOM FAMILY HOUSE is highly recommended! Situated on an enviable corner plot on the edge of the FIVE PITS TRAIL and enjoying panoramic views to the front over open countryside.

Located in a cul de sac position on this extremely popular residential development in the village of Grassmoor, being well placed for access to local amenities, excellent transport links including direct access to the M1 just a short distance away, perfect for commuters and also being close to Chesterfield and Clay Cross.

Neutrally decorated family accommodation benefits from gas central heating, uPVC double glazing and with 2 years remaining of a 10 year NHBC guarantee (2018). Internally comprises of a welcoming hallway with cloakroom/WC, stylish double doors into the family reception room with feature bay window that floods the room with natural light and enjoys splendid countryside views. At the heart of the property is an impressive, high specification Kitchen/Diner, this stunning open plan room features French doors onto the patio and landscaped gardens creating an elegant space for entertaining. Separate Utility.

To the first floor, Principal double bedroom with two double fitted wardrobes and fabulous countryside views! Exquisite en suite shower room. Three further double bedrooms and luxury family bathroom with 4 piece suite.

Enviably corner plot with front block paved driveway providing 2 car parking spaces and access to the integral garage. Mature corner gardens and side access to the enclosed rear landscaped gardens with feature stone patio, manicured lawns and established borders. Summer House and Pergola provide a perfect setting for family and social outside entertainment.

Additional Information

- Gas Central Heating- Vaillant Combi boiler installed in 2018 and serviced in 2024
- Fitted internal blinds included
- Internal glazed doors
- Radiator covers
- Chrome electrical sockets
- uPVC double glazing/facias/soffits and dry end ridges
- Gross Internal Floor Area- 136.8 Sq.m/1472.9 Sq.Ft.
- Council Tax Band - D
- Secondary School Catchment Area - Tupton Hall School

Welcoming Entrance Hall

10'0 x 4'11 (3.05m x 1.50m)

Front part glazed composite entrance door. Porcelain tiled floor. Radiator cover. Stairs to the first floor.





Downstairs Cloakroom/WC

6'4 x 3'0 (1.93m x 0.91m)

Being partly tiled and comprising of a 2 piece suite which includes low level WC and half wall hung wash hand basin. Tiled floor.

Reception Room

15'8 x 11'9 (4.78m x 3.58m)

Splendid light and airy family reception room. Enjoys open aspect views over the 5 Pits Trail from both the front aspect bay and side elevation windows. Glazed French doors lead into the hallway.

Impressive Dining Kitchen

17'4 x 15'9 (5.28m x 4.80m)

This is the Hub of this family house and is superbly fitted with a full range of Cream Shaker style, soft close base and wall units having complimentary work surfaces & upstands. Inset stainless steel sink unit. Integrated electric oven, gas hob and chimney extractor fan above. Further integrated appliances include the dishwasher and fridge-freezer. There is subtle plinth lighting and porcelain tiled floor. The room is complimented with a fabulous bay with French doors having fitted blinds and leads onto the rear landscaped gardens. Open arch leads into the Utility.

Utility Room

9'9 x 4'2 (2.97m x 1.27m)

Comprising of a base unit with work surface over. Space for washing machine. Radiator cover and porcelain tiled floor. Doors to the garden and also into the Garage.

First Floor Landing

13'0 x 7'1 (3.96m x 2.16m)

Access to the insulated loft space. Airing cupboard with cylinder water tank.

Principle Double Bedroom

14'10 x 11'9 (4.52m x 3.58m)

A superb main double bedroom which enjoys fabulous open views over the Five Pits Trail and beyond towards open countryside. Two double fitted wardrobes.

En-Suite Shower Room

8'1 x 5'3 (2.46m x 1.60m)

Being mostly tiled and comprising of a 3 piece suite which includes a double shower area with mains shower, pedestal wash hand basin and low level WC.

Front Double Bedroom 2

12'5 x 10'2 (3.78m x 3.10m)

A second spacious double bedroom again enjoying splendid countryside views.

Rear Double Bedroom 3

12'8 x 10'4 (3.86m x 3.15m)

Third generous double bedroom with rear aspect window which enjoys a view over the landscaped gardens. Downlighting and built in double wardrobe with complimentary side storage.

Rear Double Bedroom 4

12'0 x 9'10 (3.66m x 3.00m)

A fourth versatile double bedroom which could also be used for office or home working space if required.

Luxury Family Bathroom

8'5 x 6'7 (2.57m x 2.01m)

A beautifully fitted and fully tiled family bathroom comprising of a 4 piece suite which includes a separate shower cubicle with mains rain shower, bath, low level WC and pedestal wash hand basin. Downlighting.





Outside

The property enjoys an enviable corner garden plot with front block paved driveway which provides ample car parking spaces for two vehicles and provides access to the Integral Garage. Front low level mature laurel screen hedge to the perimeter and mature lawn with established shrubbery and trees. Side footpath with secure gate to the rear of the property.

Meticulously tended and fully enclosed rear landscaped gardens with brick walled and fenced perimeter boundaries. Impressive stone patio area with generous lawn area and mature well established borders set with an abundance of attractive plants and shrubs. With a corner Summer House and Pergola this creates a perfect setting for family and social outside entertaining. Outside lighting and water tap.

Integral Garage

20'6 x 9'9 (6.25m x 2.97m)

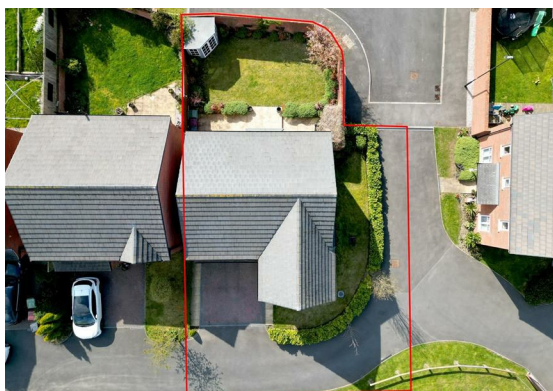
Having power and lighting and door into the utility. Vaillant Combi boiler. There is an up and over door.



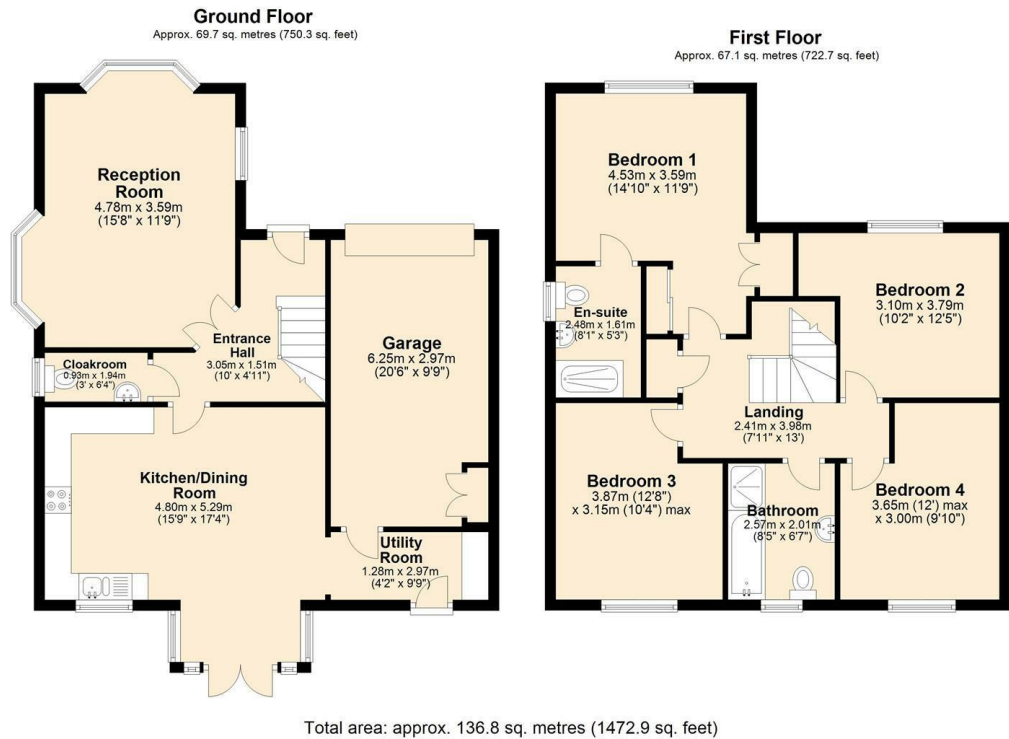
School catchment areas

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.



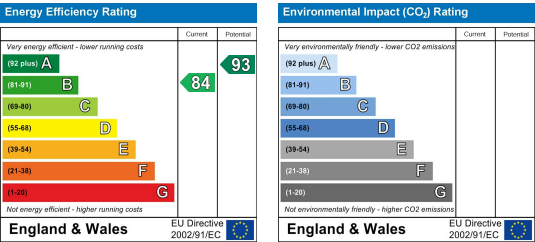
Floor Plan



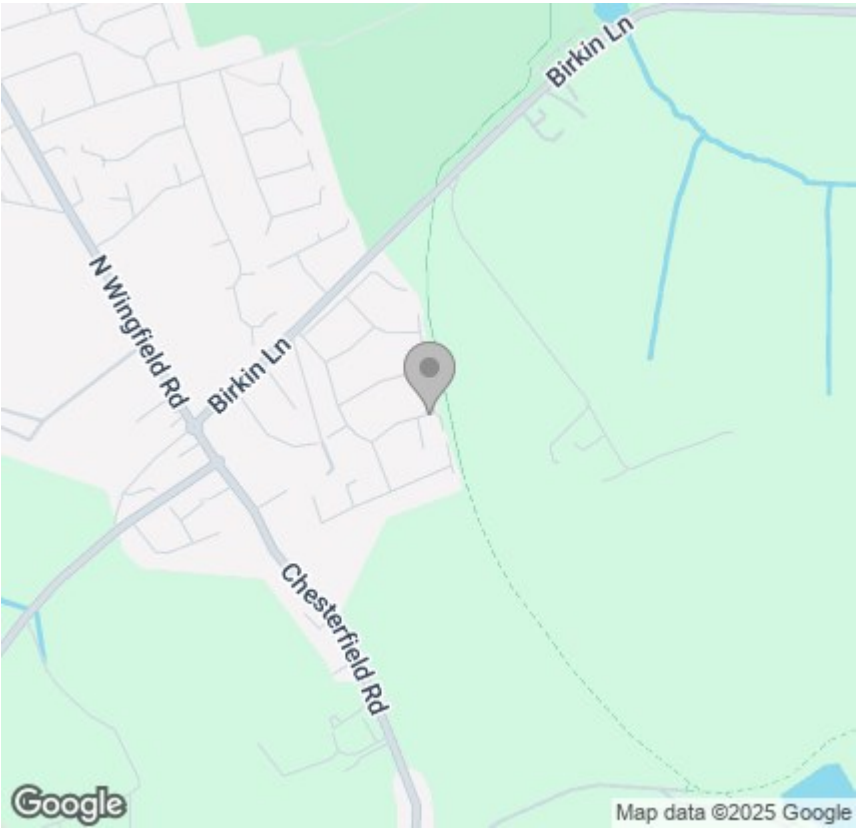
Viewing

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.

