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estate agents

**11 Bluebank View**

New Whittington, Chesterfield, S43 2DW

**Guide price £185,000**



## 11 Bluebank View

New Whittington, Chesterfield, S43 2DW

Guide Price £185,000 - £190,000

Perfectly well presented three bedroom semi-detached house, would be an ideal starter home, or for small families alike. Situated in this extremely popular cul-de-sac 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 the property is beautifully decorated, well maintained accommodation benefits from gas central heating and uPVC double glazing. Includes a spacious entrance hall, cosy reception room, White gloss dining kitchen with French doors leading out onto the rear garden.

First Floor Main Double Bedroom, second rear double bedroom, third versatile rear single bedroom/office/home working space and Fully Tiled White Family Bathroom with White 3 piece suite.

Front open plan lawn with fenced boundaries. Concrete driveway which provides ample car parking. Side access gate leads to the rear garden and detached workshop

The garden is a lovely outside space perfect for family and social entertaining, with patio and lawn having side flower beds. Sleeper edged further raised beds lead to the decking area which is ideal space for social gatherings. Mature shrubs with apple trees, plum and raspberry plants







## Additional Information

Gas Central Heating- Combi (Served)  
uPVC Double Glazed windows  
Gross Internal Floor Area- 80.5 Sq.m/ 866.3 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area -Whittington Green School

## Spacious Entrance Hall

11'2" x 4'1" (3.40m x 1.24m)

Spacious entrance hall, with storage cupboard and stairs leading to the first floor.

## Reception Room

14'3" x 11'10" (4.34m x 3.61m)

Front aspect window. Feature Oak surround fireplace with electric fire set upon a marble hearth. Two radiators and under stair cupboard utilised for storage, and where the electric consumer unit is located.

## White Gloss Dining Kitchen

15'0" x 10'0" (4.57m x 3.05m)

Comprises of a range of base and wall white gloss fronted cupboards with complimentary wooden work tops with inset ceramic sink and feature wall tiling. Integrated fridge/freezer space for a washing machine. Space for gas cooker with chimney extractor fan above. French doors from the kitchen lead out onto the rear garden. Combi Boiler Served.

## First Floor Landing

8'3" x 6'4" (2.51m x 1.93m)

Access to the insulated loft space.

## Front Double Bedroom One

12'10" x 8'11" (3.91m x 2.72m)

Main double bedroom with front aspect window.

## Rear Double Bedroom Two

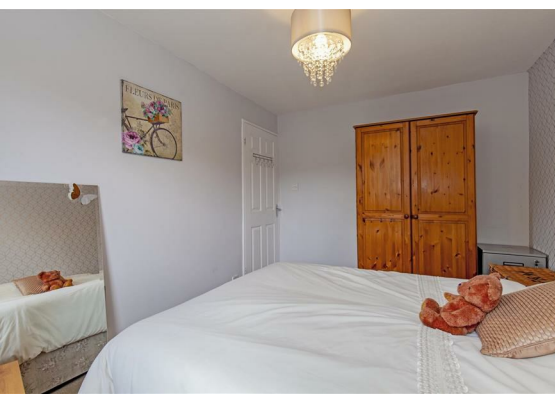
11'9" x 8'7" (3.58m x 2.62m)

With aspect window looking over the rear gardens.

## Front Single Bedroom Three

9'3" x 5'11" (2.82m x 1.80m)

A versatile third bedroom with front aspect window. Currently used as a craft room, ideal space for office / homeworking.







## Family Bathroom

6'6" x 6'1" (1.98m x 1.85m)

Being fully tiled and comprising of a white 3 piece suite which includes bath with over head shower and curtain. Wash hand basin and low level WC set in vanity cupboards.

## Detached Workshop

13'9" x 8'0" (4.19m x 2.44m)

With power and lighting.

## Outside

Front open plan lawn with fenced boundaries. Concrete driveway which provides ample car parking. Side access gate leads to the rear garden and detached workshop.



The garden is a lovely outside space perfect for family and social entertaining, with patio and lawn having side flower beds. Sleeper edged further raised beds lead to the upper sun terrace area which is ideal space for social gatherings. Mature shrubs with apple trees, plum and raspberry plants.



## School catchment areas

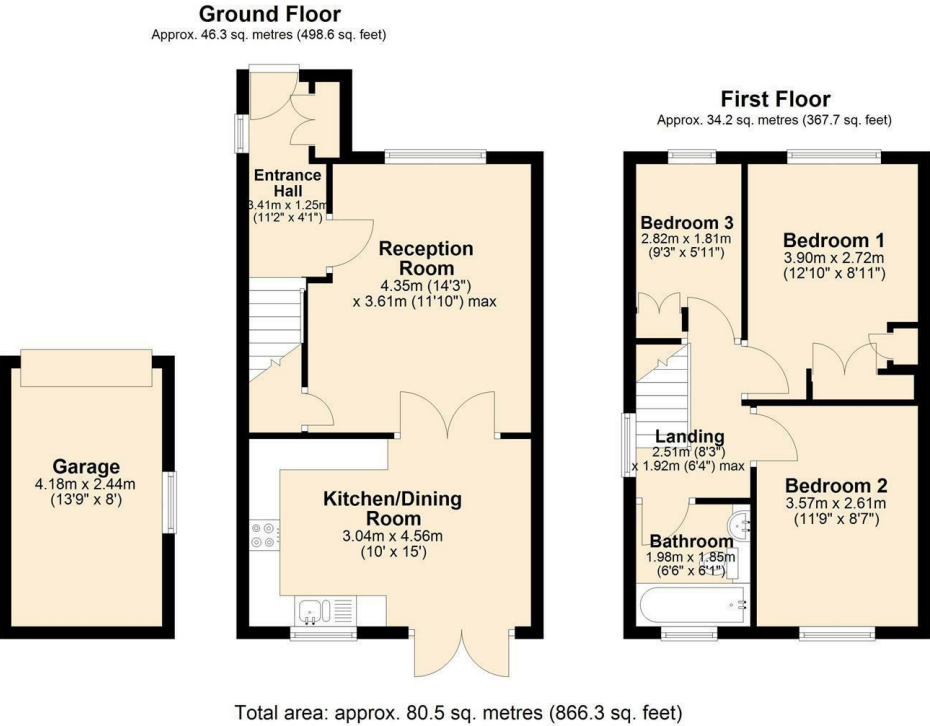
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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.



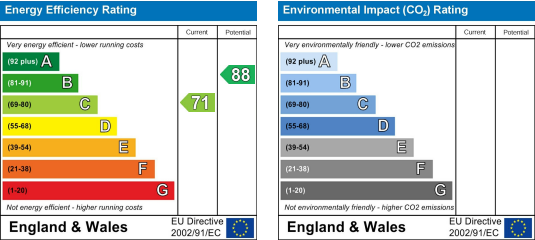
Floor Plan



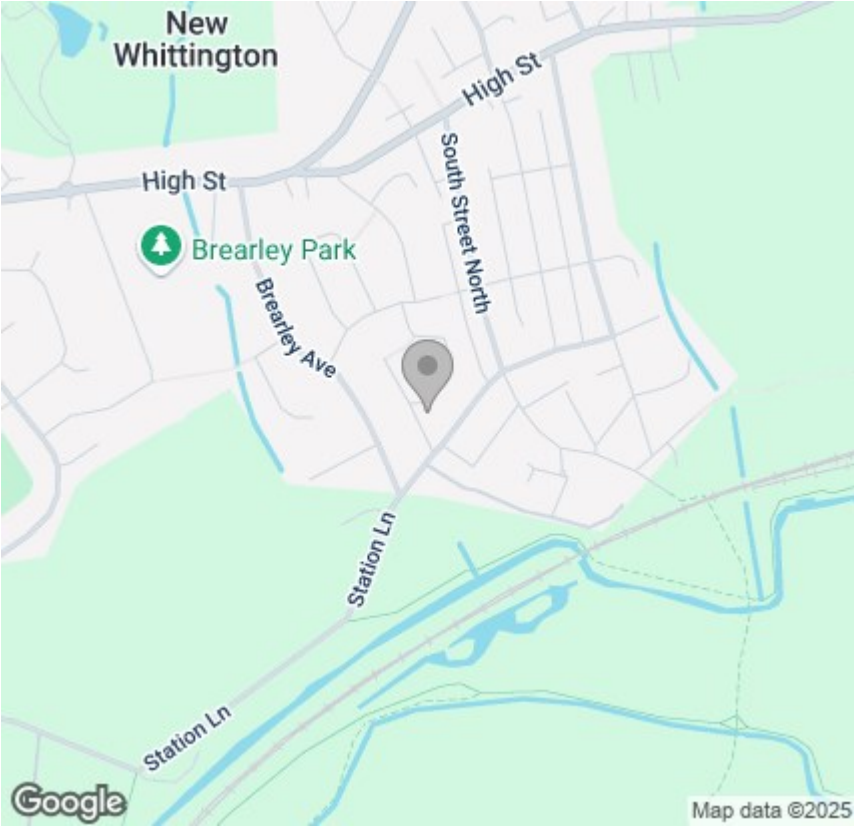
Viewing

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.

