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estate agents

**9 Oak Road**

Grassmoor, Chesterfield, S42 5YA

**Guide price £230,000**



## 9 Oak Road

Grassmoor, Chesterfield, S42 5YA

Guide Price £230,000 - £235,000

Well presented and maintained THREE BEDROOM DETACHED FAMILY HOUSE situated in this sought after semi rural area with the Five Pits Trail nearby in the village of Grassmoor. Well placed for access to local village amenities, with excellent transport links including access to the M1 only a short drive away, perfect for commuters also being close to the towns of Chesterfield and Clay Cross.

Internally the family living accommodation benefits from gas central heating, uPVC double glazing/facias/soffits and comprises of front entrance hall, cloakroom/WC, family reception room which is open plan to the dining room with patio doors leading into the conservatory( newly fitted perspex roof). Integrated kitchen with utility room. To the first floor main double bedroom, second double and third versatile bedroom which could be used as an office or home working space.

Front driveway provides ample car parking and leads to the attached garage.

Well established enclosed rear gardens with established boundaries. Block paved pathways, mature lawns, garden pond and additional corner sun patio area.

### Additional Information

Gas Central Heating-Glow worm boiler.

uPVC Double Glazed Windows/facias/soffits

Gross Internal Floor Area- 103.1 Sq.m/ 1110.3 Sq.Ft.

Council Tax Band -C

Secondary School Catchment Area -Tupton Hall School







### Entrance Hall

9'2" x 3'1" (2.79m x 0.94m)

Front composite entrance door. Stairs to the first floor.

### Cloakroom/WC

5'5" x 2'8" (1.65m x 0.81m)

Comprising of a 2 piece suite which includes of a low level WC and pedestal wash hand basin. Chrome heated towel rail. Tiled floor.

### Reception Room

14'0" x 12'8" (4.27m x 3.86m)

A pleasant family living room with front aspect window and has an open plan archway into the dining room.

### Dining Room

9'11" x 7'4" (3.02m x 2.24m)

### uPVC Conservatory

9'11" x 7'10" (3.02m x 2.39m)

Having French doors leading into the gardens. New perspex roof.

### Integrated Kitchen

9'7" x 8'8" (2.92m x 2.64m)

Comprising of a range of Light Oak effect base and wall units with complementary work surfaces having inset stainless steel sink unit with tiled splash backs. Integrated oven, gas hob and extractor fan above. Space for dishwasher. Useful pantry.

### Utility Room

9'7" x 7'7" (2.92m x 2.31m)

Work surface with space for washing machine and dryer and also fridge/freezer. Rear door to the gardens. Access to the garage.

### First Floor Landing

9'10" x 6'7" (3.00m x 2.01m)

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

### Front Double Bedroom One

12'7" x 8'4" (3.84m x 2.54m)

Main double bedroom with front aspect window.

### Rear Double Bedroom Two

11'4" x 9'7" (3.45m x 2.92m)

Second double bedroom with rear aspect window overlooking the rear gardens.

### Front Single Bedroom Three

8'0" x 7'6" (2.44m x 2.29m)

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







### Family Bathroom

6'7" x 6'3" (2.01m x 1.91m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with electric shower above, pedestal wash hand basin and low level WC.

### Attached Garage

17'3" x 7'10" (5.26m x 2.39m)

With power and lighting. Useful storage above. Rear door to the gardens.

### Outside

Front driveway provides ample car parking and leads to the attached garage. Mature lawn with screen perimeter hedge. Side pathway with secure gate to rear gardens.

Well established enclosed rear gardens with established boundaries. Block paved pathways, mature lawns, garden pond and additional corner sun patio area.



### School catchment areas

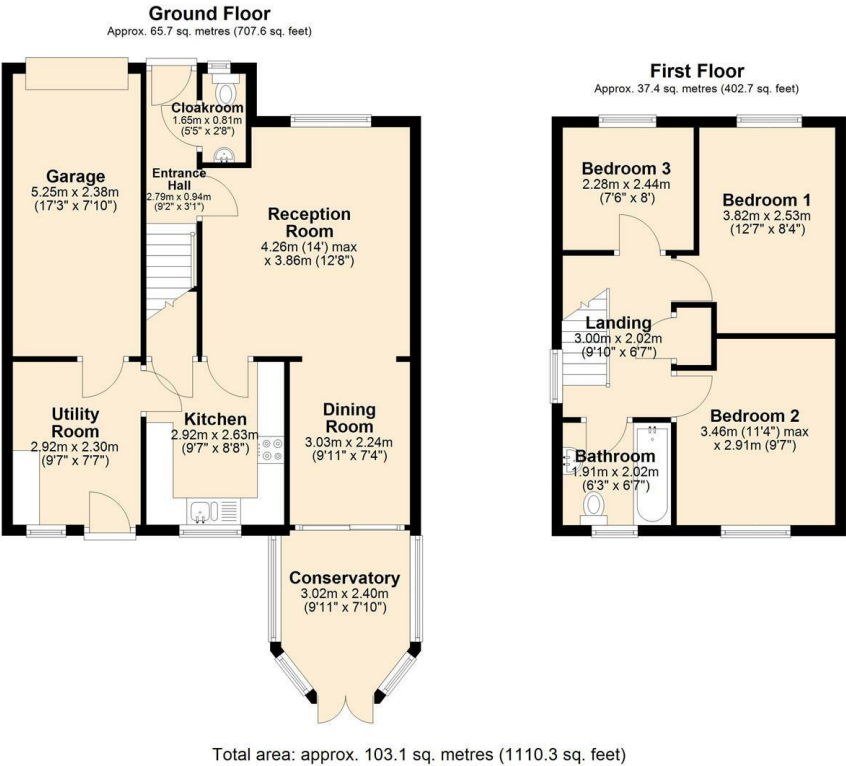
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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.





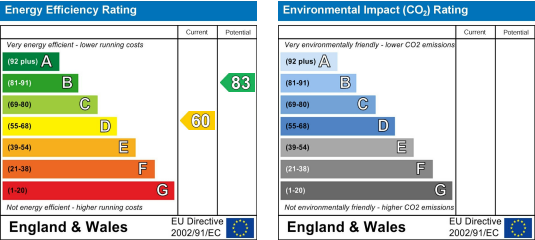
Floor Plan



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.

