



w**ards**
estate agents

4 Stanage Way

Holme Hall, Chesterfield, S40 4XU

£250,000

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Offered with NO CHAIN & IMMEDIATE POSSESSION!

We are delighted to present to the open market this TWO DOUBLE BEDROOM DETACHED BUNGALOW situated on a low maintenance garden plot within this extremely sought after cul de sac in this very popular residential location which is within easy access of local shops, amenities, schools & bus routes. Holmebrook Valley Park, Linacre Reservoirs and the National Peak Park are close by. Main commuter links including the M1 J29 and Train Station are within proximity.

Well presented and maintained accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing and comprises:- side entrance hallway with modern fitted integrated kitchen, dining room, reception room & conservatory. Two front aspect double bedrooms both with full range of fitted wardrobes and dressing table area. Lovely fitted shower room with 3 piece suite.

Front hexagonal block paved driveway provides surplus amounts of parking and leads through to the substantial side carport leading to the detached brick garage.

Enclosed low maintenance stone paved rear garden with fenced boundaries and a mature shrubbery bed set with well established plants. Outside water tap, garden shed and outside light. Perfect setting for social and family outside entertaining.

Early Viewing- Highly Recommended!





Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler
uPVC Double Glazed windows
Gross Internal Floor Area- 96.1Sq.m/1034.2Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Outwood Academy Newbold

Entrance Hall

8'7" x 4'9" (2.62m x 1.45m)

uPVC entrance door with attractive obscured glazed panels. Useful storage cupboard.

Integrated Modern Kitchen

9'2" x 8'3" (2.79m x 2.51m)

A superb contemporary fitted kitchen with range of base and wall units with complementary worksurfaces with inset composite sink and attractive tiled splash backs. Integrated double oven, hob and feature chimney extractor fan. Pelmet lighting and downlighting. Space for fridge/freezer

Dining Room

12'6" x 8'7" (3.81m x 2.62m)

Formal dining room which could also be used for home working/office if required. Rear Aspect window overlooking the gardens.

Reception Room

18'11" x 11'7" (5.77m x 3.53m)

Well presented family reception room with feature fireplace having a stone hearth and gas-fire. Patio doors lead to the Conservatory. Internal door to the inner hallway

Conservatory

10'3" x 6'8" (3.12m x 2.03m)

uPVC Conservatory with doors onto the rear gardens.

Inner Hallway

8'8" x 3'8" (2.64m x 1.12m)

Access via a retractable ladder to the insulated loft space. Cupboard with Worcester Bosch Combi boiler.

Double Bedroom One

11'7" x 10'6" (3.53m x 3.20m)

Front aspect main double bedroom with a range of fitted wardrobes and dressing range of drawers/dressing table. Downlighting.

Double Bedroom Two

13'4" x 8'7" (4.06m x 2.62m)

A second double bedroom with fitted wardrobes incorporating a dressing area. Front aspect window.





Shower Room

7'9" x 6'2" (2.36m x 1.88m)

Modern shower room comprising of a 3 piece suite which includes wash handbasin and low level WC set in vanity units, corner shower cubicle with mains shower. Chrome heated towel rail and downlighting.

Detached Garage

19'5" x 9'4" (5.92m x 2.84m)

With lighting, power and rear personal door.

Outside

Large are of front blocked paved driveway provides ample car parking spaces. Side carport leads to the detached garage.



Enclosed low maintenance stone paved rear garden with fenced boundaries and a mature shrubbery bed set with well established plants. Outside water tap and outside light.



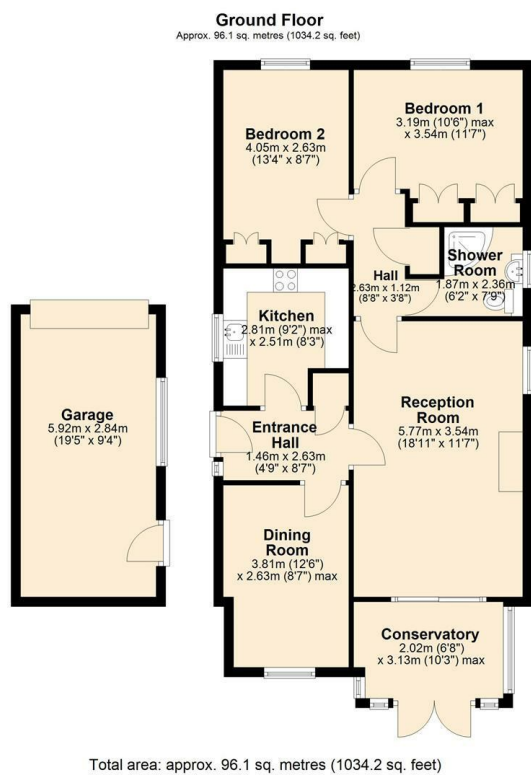
School catchment areas

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.

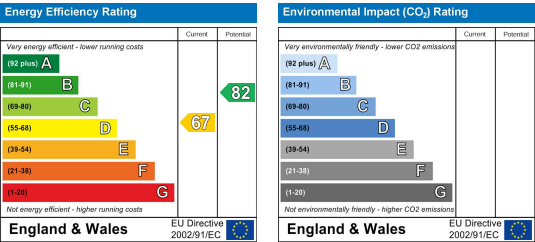
Floor Plan



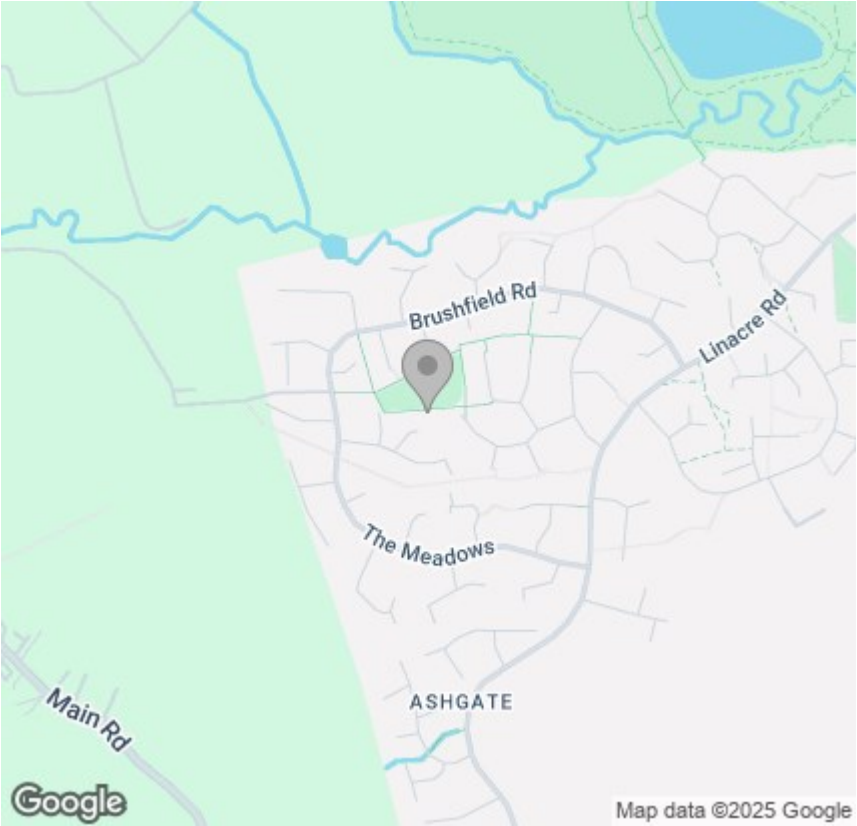
Viewing

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.

