



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

**The Gables 71 Alexandra Road East**

Spital, Chesterfield, S41 0HF

**Guide price £375,000**

# The Gables 71 Alexandra Road East

Spital, Chesterfield, S41 0HF

Guide Price £375,000 - £395,000

Offered with NO CHAIN - Early Viewing is recommended to fully appreciate this Extended Detached Family Dormer Bungalow. A deceptively spacious and versatile home, tucked away in a peaceful yet extremely convenient setting with truly wonderful SOUTH FACING GARDENS & SUPERB VIEWS! Situated in this ever popular semi rural location close to open countryside. Within easy reach of Chesterfield town centre, train station, hospital and excellent commuter road links via the A617/A61 & M1 motorway.

Internally the property benefits from gas central heating (Combi boiler), uPVC double glazing and offers over 1200 sq ft of family living space! To the ground floor, family reception/dining room, breakfasting kitchen, two double bedrooms and 3 piece family bathroom. To the second floor two further spacious dormer double bedrooms and further bathroom with 3 piece suite.

Front block paved driveway provides car standing space and leads to the attached garage. There is potential to provide further parking to the front if required. Well established mature gardens to the front with stone pathways and tiered level paved areas with feature waterfall/pond area set within an abundance of planting and shrubbery. To the side there is a large stone patio area which creates a perfect setting for social & family outside entertaining benefiting from superb views and an opportunity to enjoy sunrises and those glorious sunsets!

Fabulous 'Hidden Oasis' to the rear with private extensive & fully enclosed South Facing landscaped gardens!! Well tended lawns with colour stone pathways. Mature established trees and fully stocked borders. Large paved patio area which is perfect for external alfresco dining and enjoyment! Easy access to scenic countryside walks. The rear gardens are a true haven for gardeners, nature lovers and those seeking tranquility! A winding pathway leads to a further garden area filled with mature shrubs, planting and trees.





### Additional Information

Gas Central Heating-Combi boiler- approx 5 years old & serviced  
uPVC double glazed windows  
Gross Internal Floor Area- 113.6 Sq.m/ 1222.8 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -Hasland Hall Community School

### Front Entrance Hall

16'2" x 5'5" (4.93m x 1.65m)

Spacious entrance hallway with useful under stairs storage cupboard. Staircase leads to the first floor.

### Reception Room

17'10" x 13'10" (5.44m x 4.22m)

Generously proportioned family reception/dining room which benefits from plenty of natural light with front and side elevations windows. This room provides and ideal family space which is perfect for relating or entertainment. Enjoyable views over the front and side mature gardens.

### Kitchen/ Breakfast Room

11'4" x 10'8" (3.45m x 3.25m)

Comprising of a range of base and wall units with complimentary work surfaces having an inset stainless steel sink with tiled splash backs. Space for washing machine, dryer and fridge/freezer. Space for cooker with extractor fan above. Wooden stable door leads to the side gardens. Rear aspect window with enviable views over the superb rear gardens.

### Front Double Bedroom Two

11'10" x 11'0" (3.61m x 3.35m)

Good sized double bedroom with front aspect window. Range of fitted wardrobes and complimentary bedside cabinets.

### Rear Double Bedroom Three

11'0" x 9'11" (3.35m x 3.02m)

A rear facing double bedroom with superb views over the landscaped rear gardens.

### Family Bathroom

8'7" x 5'7" (2.62m x 1.70m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with screen & mains rainfall shower/additional shower spray attachment. Pedestal wash hand basin and low level WC

### First Floor Landing

7'5" x 5'4" (2.26m x 1.63m)

Access to the first floor bedrooms and shower room.

### Rear Double Bedroom One

13'10" x 12'10" (4.22m x 3.91m)

Main double bedroom with splendid panoramic South Facing views over the rear landscaped gardens. Ample storage to the eaves and range of fitted wardrobes.

### Front Double Bedroom Four

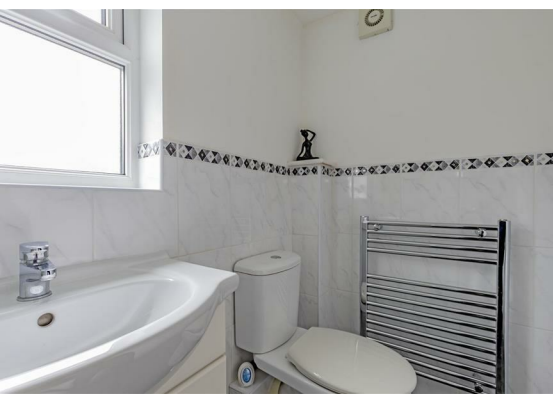
11'0" x 10'4" (3.35m x 3.15m)

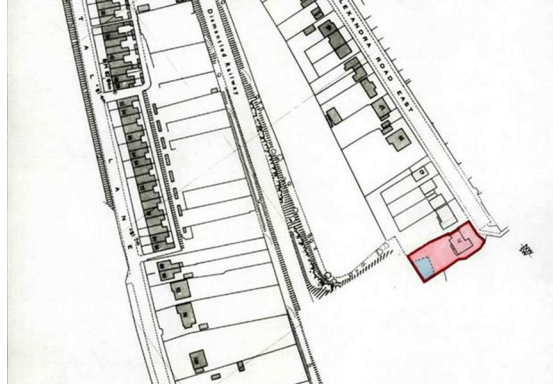
Fourth versatile double bedroom which could also be used for office or home working. Side aspect window.

### Superb Shower Room

8'6" x 4'0" (2.59m x 1.22m)

Comprising of a 3 piece suite which includes a shower cubicle with mains shower, wash hand basin set in vanity unit and low level WC. Chrome heated towel rails.





#### **Lower Ground Workshop**

11'1" x 10'0" (3.38m x 3.05m)

Excellent external workshop with lighting and power and where the Combi boiler is located.

#### **Lower Ground Shed**

10'4" x 7'6" (3.15m x 2.29m)

Additional garden shed/store

#### **Attached Garage**

16'0" x 8'8" (4.88m x 2.64m)

Having lighting and power and a newly replaced flat roof in 2022



#### **Outside**

Front block paved driveway provides car standing space and leads to the attached garage. There is potential to provide further parking to the front if required. There are fenced boundaries and well established mature gardens to the front with stone pathways and tiered level paved areas with feature waterfall/pond area set within an abundance of planting and shrubbery.

To the side of the property there is a large stone patio area which creates a perfect setting for social & family outside entertaining benefiting from superb views and an opportunity to enjoy sunrises and those glorious sunsets!

Fabulous 'Hidden Oasis' to the rear with private extensive & fully enclosed South Facing landscaped gardens!! Well tended lawns with colour stone pathways. Mature established trees and fully stocked borders. Large paved patio area which is perfect for external alfresco dining and enjoyment!

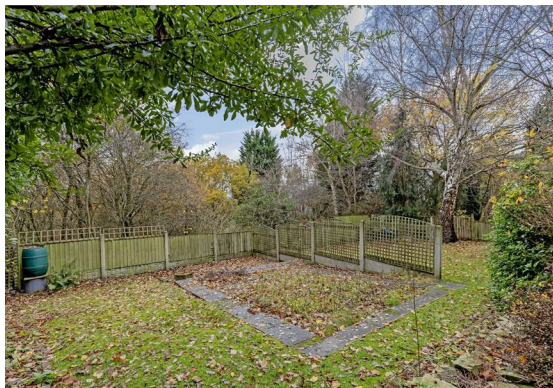


Easy access to scenic countryside walks. The rear gardens are a true haven for gardeners, nature lovers and those seeking tranquility! A winding pathway leads to a further garden area filled with mature shrubs, planting and trees. Garden workshop and potting shed.

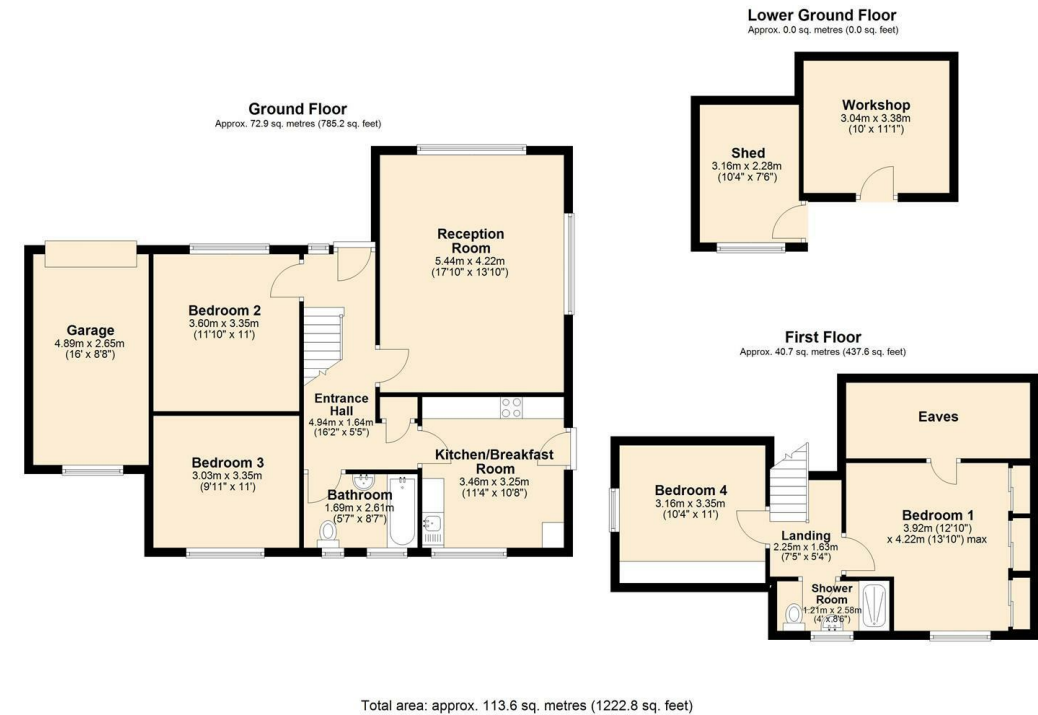
#### **School catchment areas**

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.



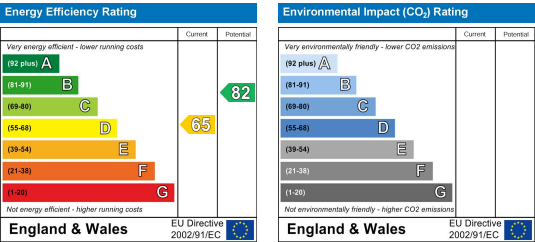
Floor Plan



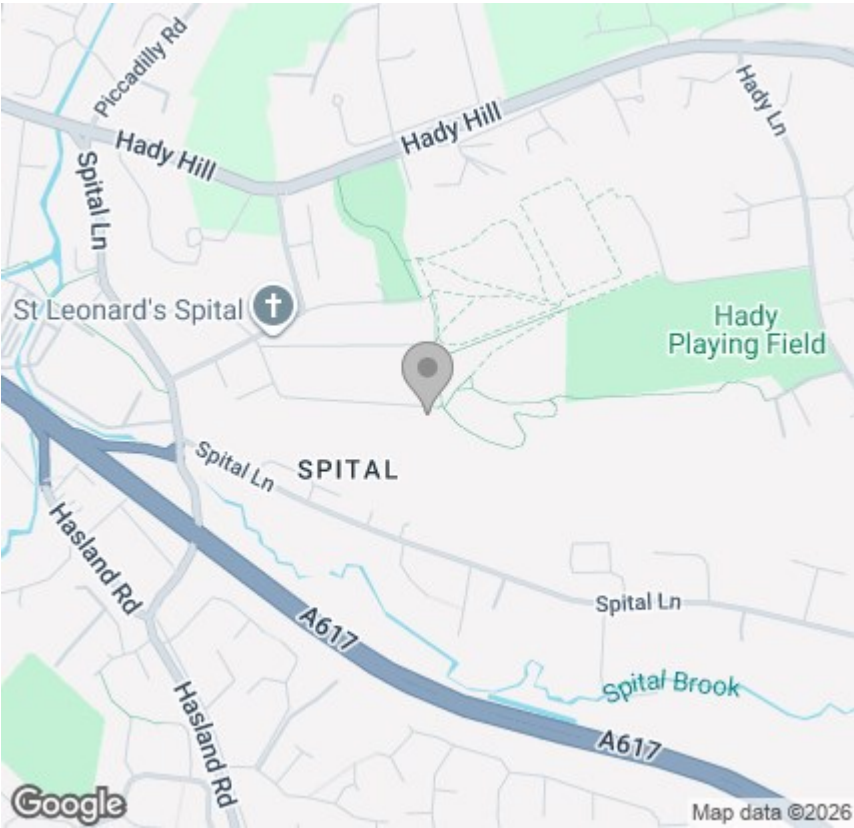
Viewing

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.

