



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

## **2 Highlow Close**

Loundsley Green, Chesterfield, S40 4PG

**£239,950**

## 2 Highlow Close

Loundsley Green, Chesterfield, S40 4PG

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Deceptively spacious THREE BEDROOM DETACHED DORMER HOUSE which enjoys a fabulous roadside position with superb corner garden plot and having the benefit of not only front driveway parking but also detached garage, carport and additional car/caravan standing to the rear!

Early viewing is highly recommended to appreciate the family living accommodation with over 1200 Sq Ft of living space which benefits from gas central heating with a Combi Boiler (serviced) and uPVC double glazing. Internally comprises of spacious entrance hall, reception room, dining room, fitted kitchen and ground floor shower room. Side rear porch with access to the rear and side gardens. To the first floor two generous double bedrooms and good sized third bedroom, family bathroom with 2 piece suite and separate WC.

Superb large corner plot with mature and well established gardens to three sides. block paved driveway to the front providing car standing. Lawn with rose bed border and shrubby border to the side of the driveway.

Detached Brick Garage to the rear with surplus amounts of car/caravan standing spaces. Additional Carport Area. Rear block paved patio and pathway to lower lawns with boundary screen hedging. Garden shed

Situated within this ever popular Residential Area with excellent local amenities, schools, bus routes and commuter links close by in Chesterfield Town Centre,. Also Holmebrook Valley Park and Linacre Woods/Reservoirs are within easy access with walks and cycle paths.

### Additional Information

One of the Executors of this property also works on a Freeland basis for Wards Estate Agents.





### Additional Information

Gas Central Heating- Combi Boiler- serviced  
uPVC double glazed windows/fascia's/soffits and end ridges  
Cavity Wall Insulation  
Gross Internal Floor Area - 114.70 Sq.m. / 1234.30 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area-Outwood Academy Newbold

### Spacious Entrance hall

10'2" x 10'0" (3.10m x 3.05m)

uPVC entrance door. Spacious under stairs store cupboard. Gas and Electric meters.

### Ground Floor Shower Room

10'0" x 4'4" (3.05m x 1.32m)

Comprising of a 3 piece White suite which includes low level WC, wash hand basin set in vanity cupboard and shower cubicle with electric shower. Worcester Bosch Combi Boiler which is serviced.

### Fitted Kitchen

11'5" x 10'0" (3.48m x 3.05m)

Comprising of a range of medium Oak base and wall units with complimentary work surfaces with inset sink and tiled splash backs. Integrated Electric Oven (new in 2022) Electric Hob and Extractor fan. Space for fridge freezer, space for washing machine. Breakfast Bar. Side door to the Porch.

### Porch

11'7" x 4'4" (3.53m x 1.32m)

uPVC porch with access door to the side and rear gardens.

### Reception Room

14'11" x 11'11" (4.55m x 3.63m)

A light and airy room which provides excellent space for family living. Modern fire surround with electric fire. Front aspect window.

### Dining Room

10'5" x 10'0" (3.18m x 3.05m)

Front and side aspect windows.

### First Floor Landing

9'8" x 8'11" (2.95m x 2.72m)

Access to the insulated loft space which has a light.

### Front Double Bedroom One

14'10" x 10'9" (4.52m x 3.28m)

Spacious main double bedroom with useful built in wardrobe.

### Front Double Bedroom Two

10'9" x 10'0" (3.28m x 3.05m)

A second good sized double bedroom with front aspect window.





### **Rear Double Bedroom Three** 8'11" x 8'5" (2.72m x 2.57m)

Spacious third bedroom with rear aspect window overlooking the gardens.

### **Family Bathroom** 6'6" x 6'2" (1.98m x 1.88m)

Comprising of a 2 piece White suite which includes a panelled bath and pedestal wash hand basin. Chrome heated towel rail. Partly panelled walls provide easy maintenance.

### **Separate WC** 5'0" x 3'3" (1.52m x 0.99m)

Low level WC in White

### **Detached Brick Garage** 16'90" x 8'30" (4.88m x 2.44m)

Light and power.

### **Outside**

Superb large corner plot with mature and well established gardens to three sides. block paved driveway to the front providing car standing. Lawn with rose bed border and shrubbery border to the side of the driveway.

Detached Brick Garage to the rear with surplus amounts of car/caravan standing spaces. Additional Carport Area. Rear block paved patio and pathway to lower lawns with boundary screen hedging. Garden 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.

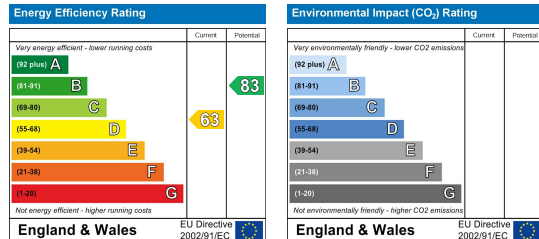
## Floor Plan



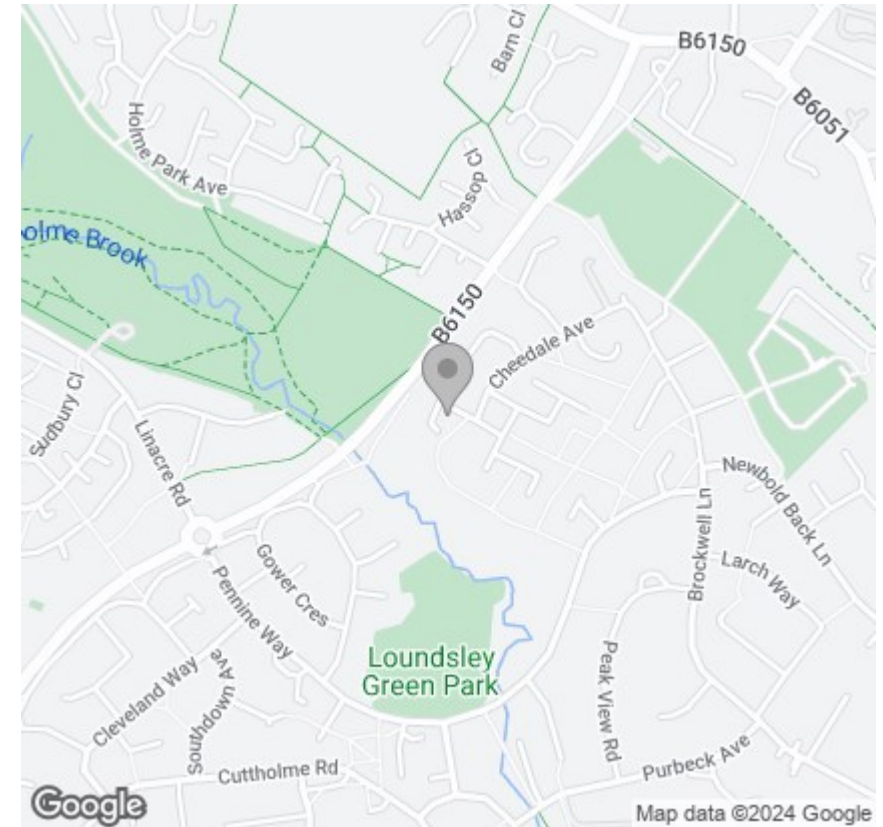
## Viewing

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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

