



18 Saxton Close

Hasland, Chesterfield, S41 0SL

Guide price £350,000

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OFFERED WITH STAMP DUTY TO BE PAID BY VENDORS
(terms apply)

OUTSTANDING FIVE BEDROOM/THREE BATHROOM
EXECUTIVE DETACHED FAMILY HOUSE with over 1575 sq ft of
versatile family living space!! EARLY VIEWING HIGHLY
RECOMMENDED!!

Enjoys a superb enviable position at the head of this extremely sought
after residential cul de sac. Located within this highly sought after
residential area being within close proximity of local shops,
amenities, schools and Eastwood Park and easy access to
Chesterfield Town Centre, Royal Hospital, Train Station and major
commuter road links including A61/A617 & M1 Junction 29.

Impeccably presented and deceptively spacious family
accommodation offers over 1575 sq ft of family living space which
enjoys the benefit of gas central heating and uPVC double glazing.
Internally the property is neutrally & very tastefully decorated
throughout and comprises of entrance hall, cloakroom/WC, dining
room, family reception room with French doors to the rear garden,
Impressive Integrated Breakfast Kitchen with feature Arched French
doors onto the gardens/patio.

To the first floor there is the Principal double bedroom with Luxury re-
fitted en suite shower room, a versatile bedroom 3 which is currently
used for office/home working, further good sized 4th bedroom and
attractively tiled family bathroom with 3 piece suite.

To the second floor there is a good sized double bedroom with Velux
window, further double bedroom which is currently fitted with a superb
range of wardrobe/drawer/shoe space and used as a dressing room
and shower room with 3 piece suite. Side tarmac driveway provides
ample car standing spaces and leads to the single semi detached
garage.

Good sized enclosed rear gardens with substantial fenced
boundaries and with a Conifer screen to the bottom border. Good
sized well maintained lawn area and Stone Patio which is perfect for
outside social and family entertaining.

STAMP DUTY OFFER

The vendors are prepared to offer to pay for the Stamp Duty Charges
subject to an agreed price of £365,000

Additional Information

Gas Central Heating - Worcester Greenstar RI Boiler

uPVC double glazed windows and doors

Gross Internal Floor Area - 146.4 Sq.m/ 1575.4 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area-Outwood Academy-Hasland Hall

Ground Floor





Entrance Hall

17'5 x 3'9 (5.31m x 1.14m)

Front composite entrance door. Laminate flooring and staircase which climbs to the first floor.

Cloakroom/WC

5'5 x 2'11 (1.65m x 0.89m)

Comprising of a White 2 piece suite which includes low level WC and wash hand basin.

Dining Room

10'11 x 8'7 (3.33m x 2.62m)

Front aspect window and laminate flooring.

Reception Room

17'5 x 10'0 (5.31m x 3.05m)

A lovely light and airy family living room which enjoys a front aspect window and uPVC French doors with additional side glazing panels leading onto the rear patio and gardens. Feature stone modern contemporary fireplace with inset pebble bed living flame gas fire.

Impressive Breakfasting Kitchen

14'5 x 8'1 (4.39m x 2.46m)

Comprising of a quality range of two tone (Cream & Cappuccino) Hi Gloss wall, base and drawer units having complimentary Quartz work surfaces over. Inset stainless steel sink with mixer tap and 'brick' style splash backs. Integrated appliances include the double electric oven with 4 ring gas hob and stainless steel chimney extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Extremely useful store/pantry cupboard with shelving. Tiled floor. Breakfast Bar seating area. Feature Arched uPVC French doors with views over the garden and lead onto the stone patio- Perfect access for outside social/family entertaining.

First Floor Landing

11'8 x 6'4 (3.56m x 1.93m)

Feature uPVC picture window which overlooks the rear gardens.

Principal Double Bedroom 1

13'3 x 9'11 (4.04m x 3.02m)

Front aspect window and access to the en suite shower room.

Fabulous En-Suite Shower Room

9'11 x 3'10 (3.02m x 1.17m)

Modern re-fitted fully tiled shower room. Comprising of a White 3 piece suite which includes a walk in shower area with screen, mixer shower & inset toiletry shelves. Wash hand basin with fountain tap & set within attractive vanity unit and low level WC. Chrome heated towel rail. Tiled floor.

Bedroom 3/Office/Home Working

8'8 x 8'5 (2.64m x 2.57m)

A good sized versatile bedroom which is currently being used for office and home working facility. Front aspect window. Laminate flooring.

Rear Bedroom 4

8'5 x 8'5 (2.57m x 2.57m)

A further good sized bedroom which has a rear aspect window overlooking the rear gardens.

Family Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Having attractive half tiled walls and comprising of a modern White 3 piece suite which includes panelled bath & mixer shower over, pedestal wash hand basin and low level WC. Chrome heated towel rail and tiled flooring. Shaver point.

Second Floor Landing

6'9 x 6'6 (2.06m x 1.98m)

Access to both second floor bedrooms and shower room.

Double Bedroom Two

14'0 x 9'10 (4.27m x 3.00m)

Spacious double bedroom with front aspect dormer window. Laminate flooring.





Bedroom Five/Dressing Room

14' x 8'4 (4.27m x 2.54m)

Further good sized bedroom which is currently being used as a dressing room having surplus amounts of hanging, drawer, shoes and cupboard space. Could also be adapted to further home working space if required. Front aspect dormer window.

Part Tiled Shower Room

6'11 x 6'7 (2.11m x 2.01m)

Comprising of a White 3 piece suite which includes shower cubicle with mixer shower, pedestal wash hand basin and low level WC. Velux window. Airing cupboard with hot water cylinder tank. Tiled floor.

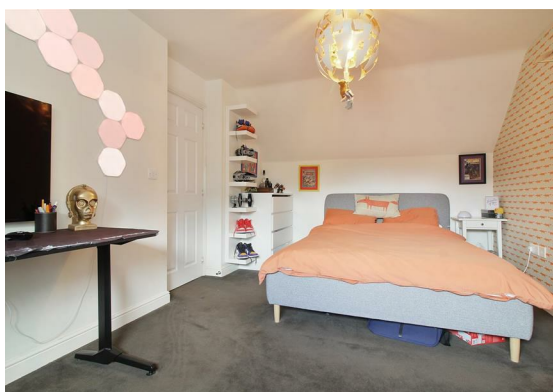
Outside

Side tarmac driveway provides ample car standing spaces and leads to the single semi detached garage. Good sized enclosed rear gardens with substantial fenced boundaries and with a Conifer screen to the bottom border. Good sized well maintained lawn area with established borders & mature shrubs. Large Stone Patio which is perfect for outside social and family entertaining.

Single Garage

17'3 x 9'1 (5.26m x 2.77m)

Semi detached single garage with light and power.



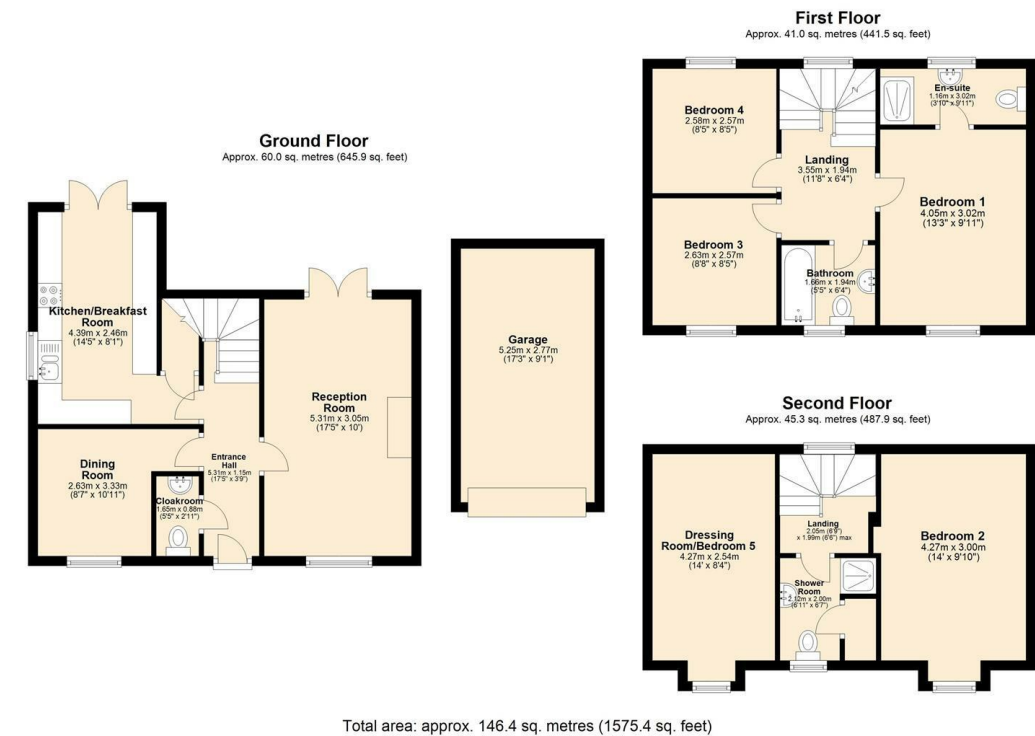
School catchment areas

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.



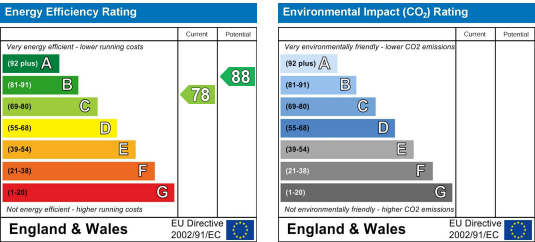
Floor Plan



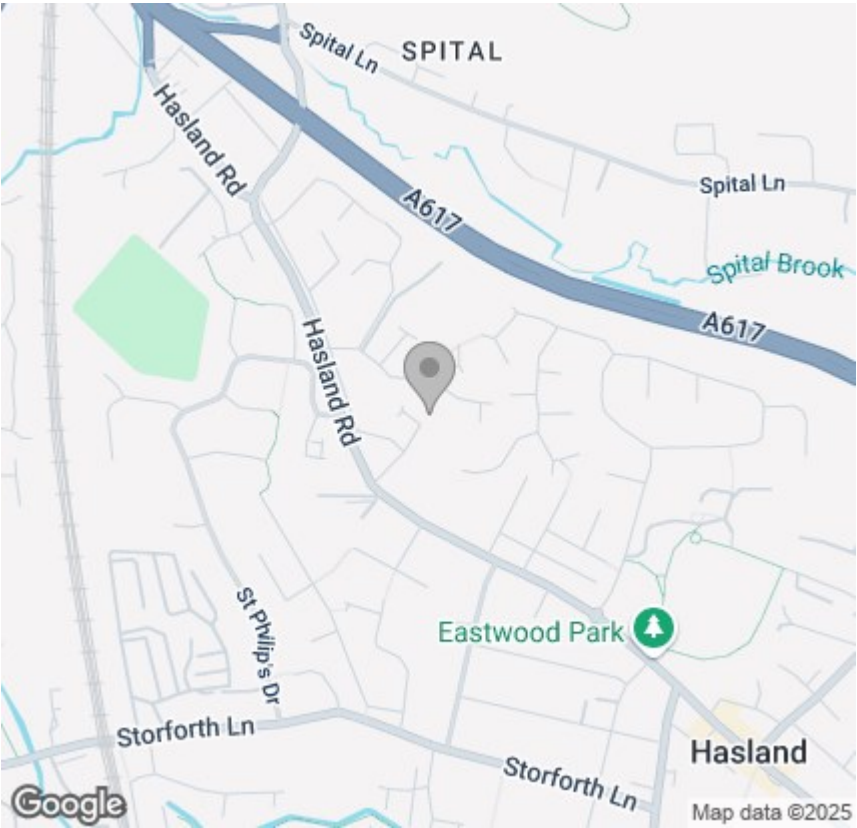
Viewing

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.

