



HUNTERS[®]
HERE TO GET *you* THERE

5 Cotswold Drive, Grassmoor, Chesterfield, S42 5HF

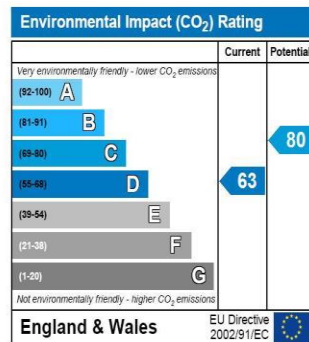
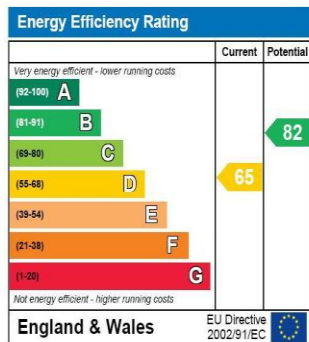
5 Cotswold Drive, Grassmoor, Chesterfield, S42 5HF

GUIDE PRICE: £155,000 TO £160,000

A deceptively spacious three/four bedroom detached dormer bungalow - situated in a cul-de-sac location approx 3 miles from the town centre and close to local amenities and schools.

The accommodation comprises: - entrance hall, lounge, fitted kitchen, ground floor master bedroom, 2nd bedroom (or dining room), family bathroom, two first floor bedrooms and shower room/wc.

The property is gas centrally heated (Ideal combi boiler) and double glazed. Outside sees driveway parking for three cars, a garage / workshop, front lawn and a low maintenance rear garden with decking and sheltered patio area - great for entertaining!



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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GROUND FLOOR

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Providing access to the lounge, master bedroom, dining room/bedroom 2 and the bathroom, with stairs rising to the first floor landing.

LOUNGE

4.35m (14' 3") x 3.43m (11' 3")

Comprising a front facing uPVC double glazed window, a radiator, television point and power points. Having a feature fireplace housing a coal effect electric fire set upon a back and hearth. Presented with laminate flooring and coving tot the ceiling. A door leads through to the kitchen.

FITTED KITCHEN

3.45m (11' 4") x 2.54m (8' 4")

Having a range of fitted wall and base units, with complementary splashbacks and worksurfaces housing a stainless steel sink and side drainer. Benefiting from having a built-in electric oven, with a fitted gas hob and an extractor unit over, plumbing for a washing machine and space for a fridge/freezer. With a uPVC double glazed window to the rear elevation, power points and a new GCH Ideal combi boiler set into a wall unit. A uPVC double glazed double glazed door opens to the rear.

DINING ROOM/BEDROOM 2

3.26m (10' 8") x 2.67m (8' 9")

With uPVC double glazed french doors opening out to decking at the rear, a radiator and power points.

BEDROOM 1

3.65m (12' 0") x 3.60m (11' 10")

Comprising a front facing uPVC double glazed window, a radiator and power points. Presented with laminate flooring.

COMBINED BATHROOM/WC

1.99m (6' 6") x 1.60m (5' 3")

A fully tiled room incorporating a white suite comprising a bath with a shower over, low level w/c and a wash hand basin. With a uPVC double glazed window to the rear elevation and a towel rail radiator.

FIRST FLOOR LANDING

Giving access to two further bedrooms and the shower room. With a built-in cupboard.

BEDROOM 3

3.25m (10' 8") x 2.95m (9' 8")

Having a uPVC double glazed window to the side elevation, a radiator and power points.

BEDROOM 4

3.24m (10' 8") x 2.69m (8' 10")

With a side facing uPVC double glazed window, a radiator and power points.

COMBINED SHOWER ROOM/WC

Housing a shower cubicle, low level w/c and a wash hand basin. With a double glazed velux window to the rear elevation and a towel rail radiator.

TO THE FRONT

There is driveway parking for 3 cars leading to a single garage.

TO THE REAR

The rear is decked and enclosed by fencing. There is also a sheltered patio which is ideal for entertaining.

DIRECTIONS

Leaving the town centre of Chesterfield by St Mary's Gate, at the Lordsmill Street roundabout proceed over following signs for Hasland to the next roundabout and take the 2nd left exit onto the A617. Turn off at the slip road, keeping in the right hand lane, follow the road around and bear left onto the B6039 Hasland Road. At the mini roundabout adjacent to the park, turn right onto The Green and continue along as the road becomes Churchside and then over at the roundabout onto North Wingfield Road. On entry into Grassmoor take the 1st left turn onto New Street, followed by the 1st left on to Cotswold Drive. The property can be located by our For Sale sign.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01246 540540

OPENING HOURS:

Monday 9am – 5.15pm

Tuesday 9am – 5.15pm

Wednesday 9am – 5.15pm

Thursday 9am – 5.15pm

Friday 9am – 5.15pm

Saturday 9am – 4pm

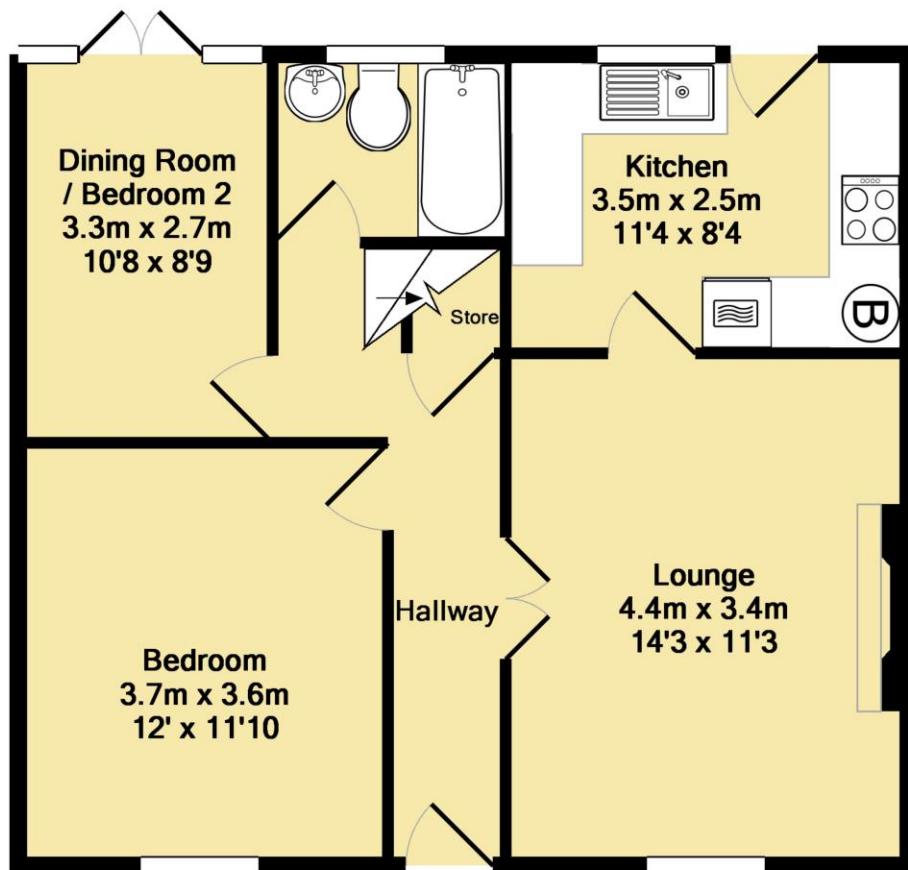
Sunday closed

THINKING OF SELLING?

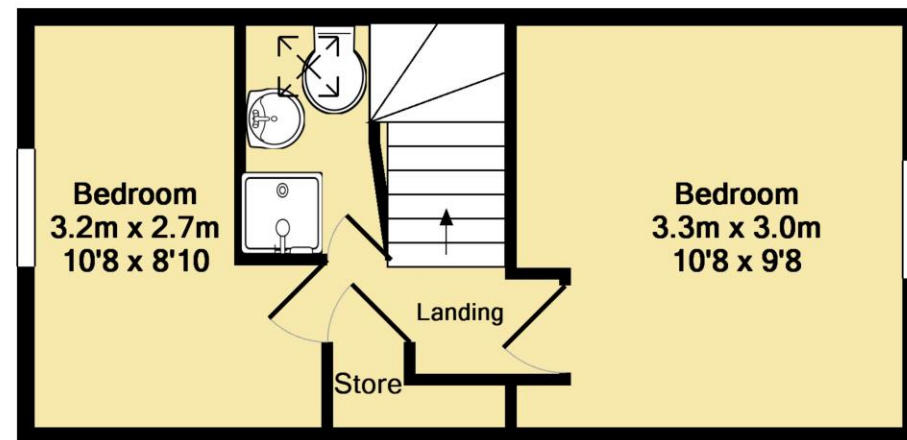
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



GROUND FLOOR
APPROX. FLOOR
AREA 52.1 SQ.M.
(561 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.8 SQ.M.
(288 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.9 SQ.M. (849 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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