



Sally Botham
ESTATES

12 ROSSENDALE CLOSE
Chesterfield, S40 3EL
£264,750









A well-presented semi-detached family home, situated at the head of a quiet cul-de-sac located in a popular residential area on the outskirts of the town of Chesterfield. The accommodation offers: three bedrooms, family bathroom, and spacious open-plan L-shaped living dining kitchen. There are gardens to front and rear and a driveway providing off-road parking. The property lies within catchment of good local schools and is conveniently situated for excellent local amenities.

Entering the property via a half-glazed UPVC entrance door, which opens to:

STUDY HALLWAY

Having a staircase rising to the upper-floor accommodation, central heating radiator, and polished oak flooring. There is ample space within the hallway to create a study area if required. A contemporary oak door opens to:

OPEN-PLAN LIVING DINING KITCHEN

A spacious L-shaped room with front-aspect UPVC double-glazed picture windows enjoying views over the surrounding properties to the open countryside in the distance. There are rear-aspect double-glazed patio doors with sidelight windows opening onto the garden. The room has polished oak flooring following through from the hallway. The sitting area of the room has a feature fireplace with a stone hearth, housing a log-burning stove. The dining area of the room has faux panelling and wall lamp points. The room has a central heating radiator with thermostatic valve and a fibre broadband port.

The kitchen area of the room is fitted with a range of shaker-style units, with cupboards and drawers set beneath a solid oak worksurface, with an under-mounted Belfast-style sink with mixer taps and flexible vegetable spray. The worksurface returns to form a peninsula room divide with an oversailing top, creating a breakfast bar. There are a larder-style storage cupboards and a fitted wine rack. Set within the worksurface is a four-ring ceramic hob, over which is an extractor canopy. Fitted within the kitchen is an eye-level microwave oven, and fan-assisted electric oven. Concealed within a cupboard is the combination gas-fired boiler, which provides hot

water and central heating to the property. Integral appliances include a slimline dishwasher and a wine fridge. Beneath the work surface, there is space and connection for an automatic washing machine, and there is space for a fridge-freezer. A contemporary panelled door opens to a pantry cupboard with fitted shelving. From the hallway, a quarter-turn staircase rises to:

FIRST FLOOR LANDING

Having a side-aspect UPVC double-glazed window, and doors opening to:

BEDROOM ONE

With a front-aspect double-glazed picture window with views over the surrounding properties to the open countryside beyond. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO

Having a rear-aspect double-glazed picture window overlooking the gardens. The room has a central heating radiator with thermostatic valve, a built-in storage cupboard, and a loft-access hatch.

BEDROOM THREE

With a front-aspect window having similar views to bedroom one. The room has a central heating radiator with thermostatic valve.

FAMILY BATHROOM

A fully-tiled room with a side-aspect window with obscured glass. Suite with: panelled bath with waterfall tap, mixer shower over, and glass shower screen; wash hand basin with storage cupboard beneath; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights and there is a chrome-finished ladder-style towel radiator.

OUTSIDE

The property is approached via a block-paved driveway, providing off-road parking for three vehicles. There are borders stocked with heathers and ornamental shrubs. From the driveway, a personnel gate opens to an enclosed rear garden with a flagged patio, where the doors open from the living dining kitchen. Beyond the patio is an area of garden, mainly laid to lawn, with borders for flowering plants. To the side of the property is a gravel terrace with a timber constructed summer house, ideal as a hobby room / work from home space / leisure suite, etc. From the side of the property, a half-height door opens to a useful under-stairs storage space housing the gas meter. The property has outside lighting on PIR sensors, water, and power supplies.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS

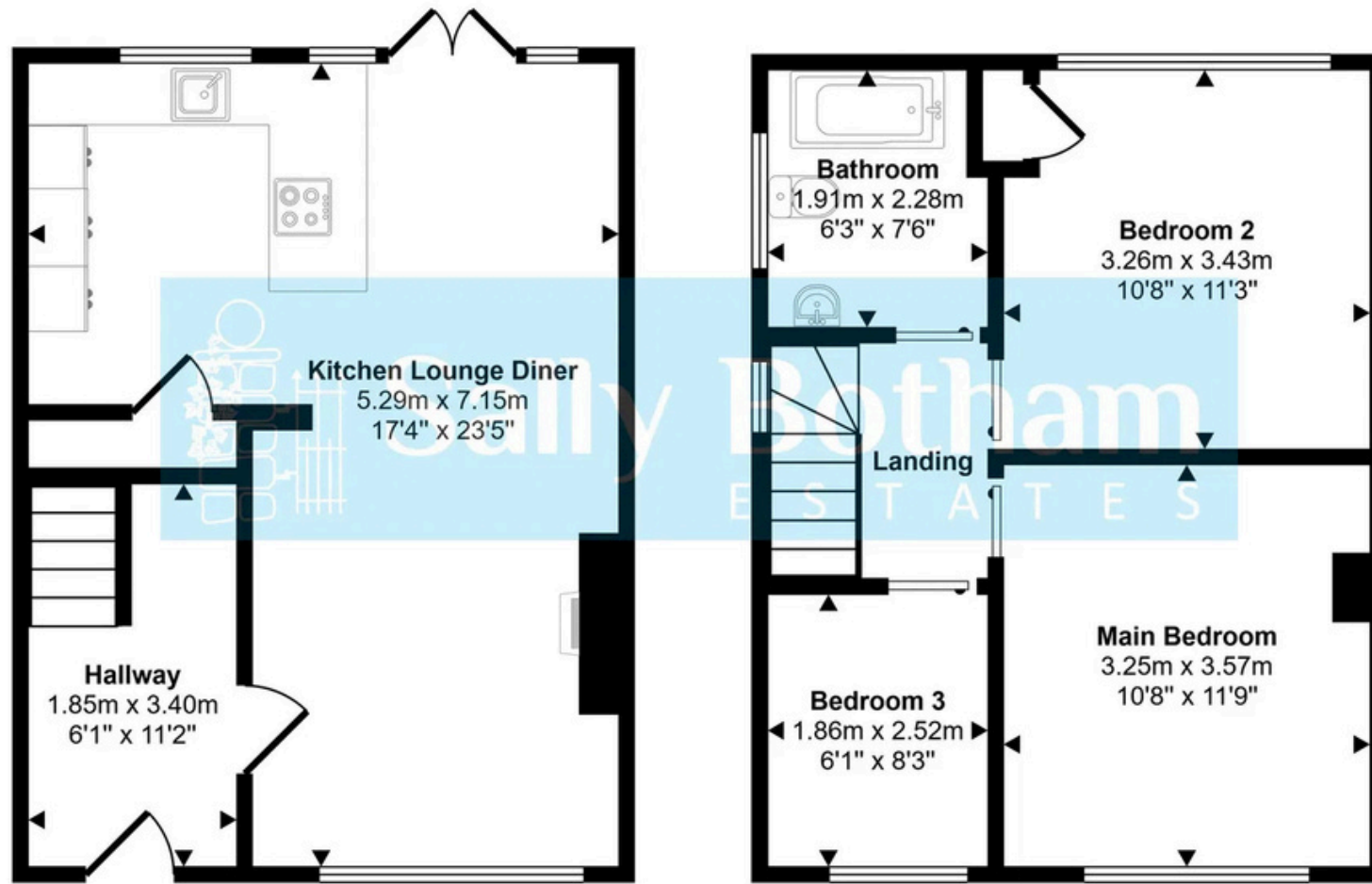
Leaving Chesterfield along the A619 towards Baslow: upon reaching Morrison's supermarket, take the left turn into Walton Road. Follow the road up the hill, turning left into Hazel Drive, then right into Rossendale Close, where the property can be found at the head of the cul-de-sac.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor

Approx 38 sq m / 406 sq ft

First Floor

Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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