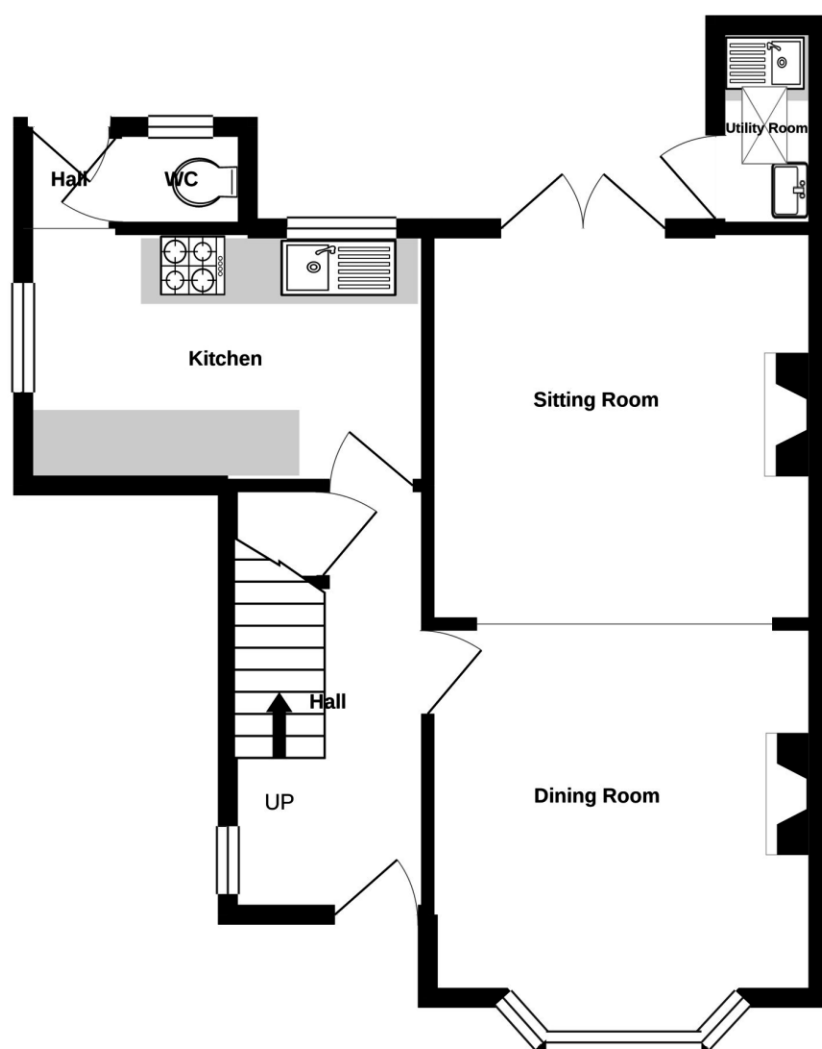




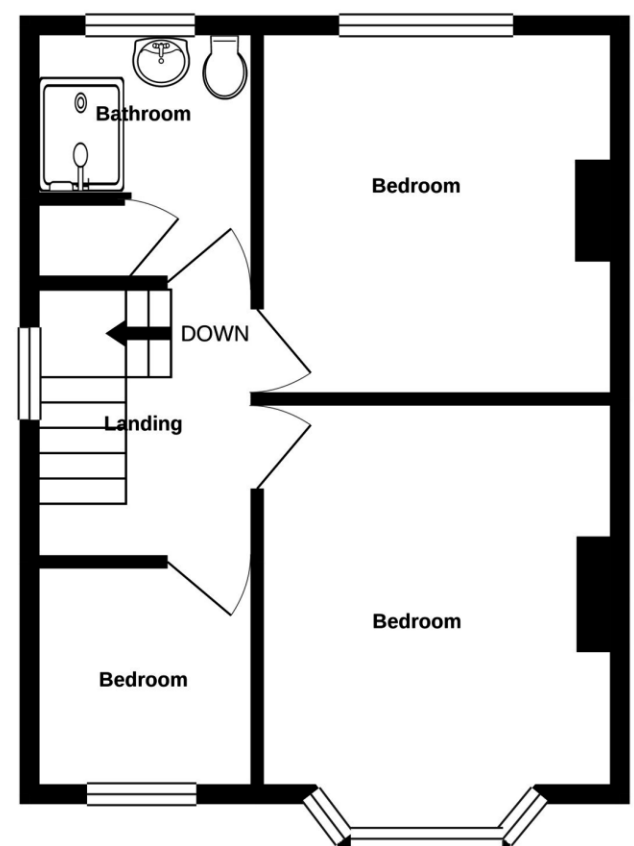
55 Yew Tree Drive, Chesterfield, S40 3NB
£330,000 ONO

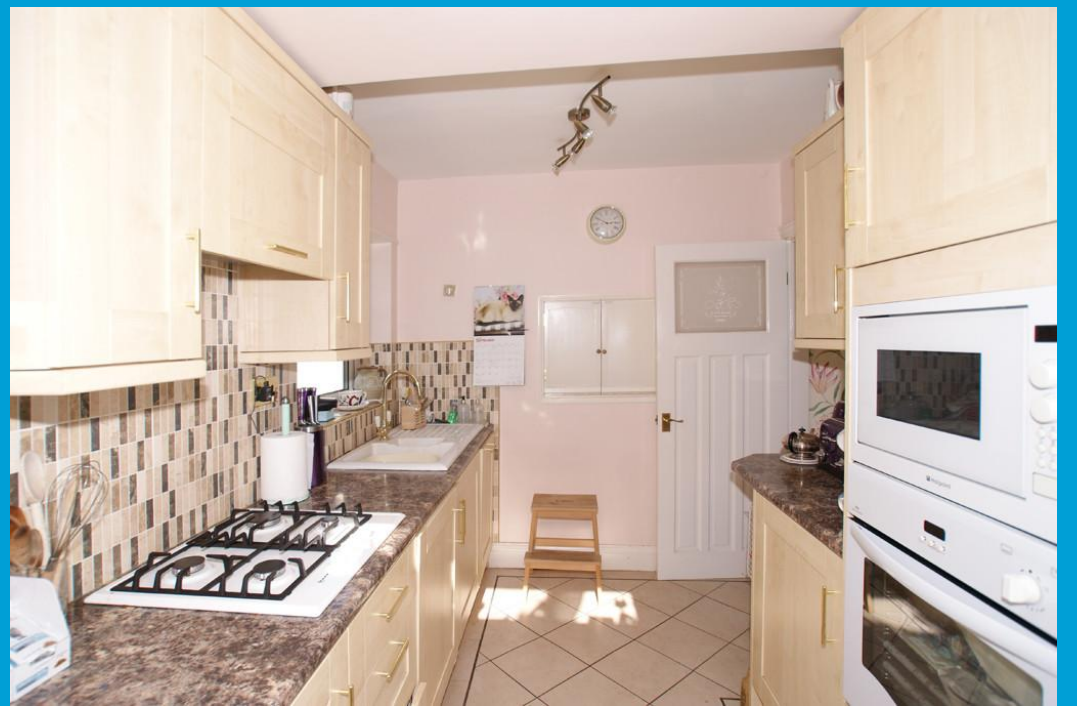
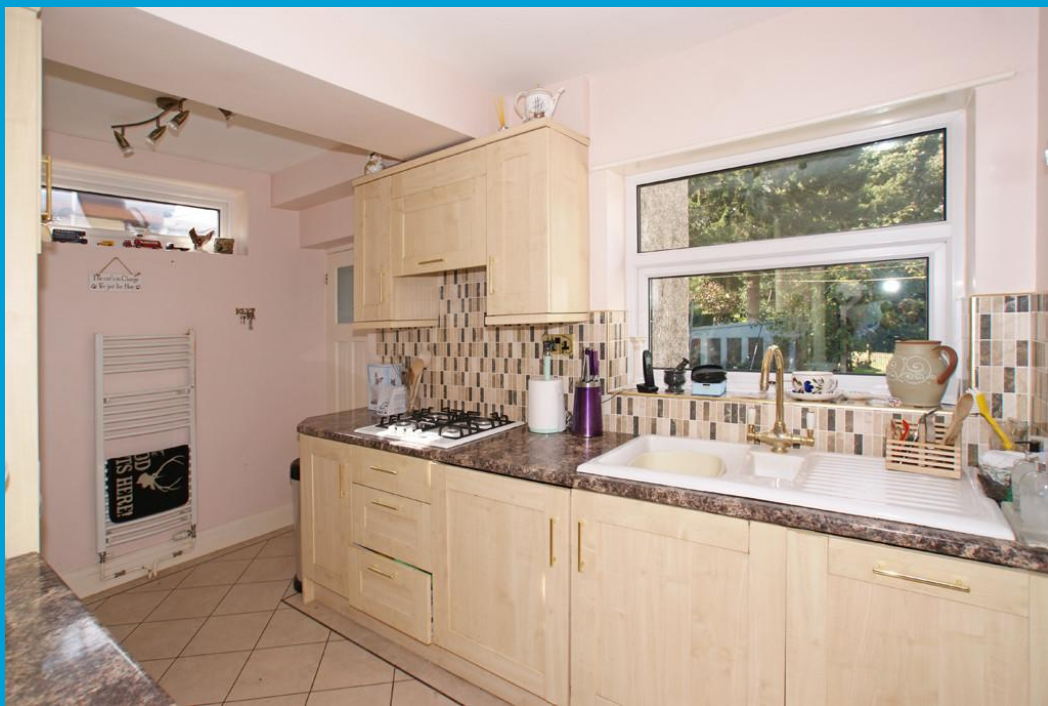


GROUND FLOOR
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.





Ideally situated in a popular residential area surrounded by open countryside yet within easy reach of the town centre of Chesterfield. This semi-detached family home offers three bedrooms, family shower room, sitting dining room and fitted kitchen. A driveway provides off-road parking and to the rear of the property is a good-sized garden backing onto the river Hipper with open fields beyond. Within the garden are a range of timber constructed buildings one of which houses a cattery with full planning permission, making it ideal as an income stream. The property is ideally situated for excellent local amenities and within catchment of good local schools.

Somersall is a popular residential area on the outskirts of Chesterfield, close to the Peak District National Park. There are fine walks over open fields and large Public Park with playing fields and a river. Somersall is within the catchment area for the highly regarded Brookfield School and conveniently located for the towns of Chesterfield, Bakewell and Matlock. The cities of Sheffield, Nottingham and Derby are within commuting distance. There is a mainline Train Station in Chesterfield and J29 of the M1 motorway is approximately 4 miles.

Entering the property via a composite entrance door with decorative circular glazed panel having obscured glass, the door opens to:

RECEPTION HALLWAY 12'9 x 5'11 (3.89m x 1.8m)

Having a side aspect upvc double glazed window, staircase rising to the upper floor accommodation, central heating radiator and telephone point. A panelled door opens to a useful under stairs pantry with fitted shelving and a light. From the hallway doors open to:

DINING ROOM 13'5 x 11'7 (4.09m x 3.53m) measured into the bay

Having a front aspect upvc double glazed bay window. The room has a fitted delft rack and a feature fireplace with a satin marble surround and raised hearth housing a living flame gas fire. There are wall and centre light points, central heating radiator and a television aerial point. The room is open to:

SITTING ROOM 11'9 x 11'4 (3.58m x 3.45m)

Having a pair of upvc double glazed patio doors, with fitted louvre shutters, opening onto the terrace and gardens to the rear of the property. The room has an original fitted picture rail and a feature hole-in-the-wall style living flame gas fire. There is a central heating radiator with thermostatic valve and a servery hatch to the kitchen.

From the reception hallway a panelled door, with etched glass pane, opens to:

KITCHEN 12'3 x 7'7 (3.73m x 2.31m)

With a rear aspect upvc double glazed window overlooking the gardens and a further side aspect window flooding the room with natural light. The room has Kamdean flooring, servery hatch, and a good range of light wood effect units with cupboards and drawers set beneath a granite effect work surface with a tiled splashback. There are wall mounted storage cupboards. Set within the work surface is a one and a half bowl sink with mixer tap and a four-burner gas hob over which is an extractor canopy which is vented to the outside. Fitted within the kitchen is a New World electric oven and grill and built in Hotpoint micro wave. There is an integral slim line dishwasher. The room has a ladder style towel radiator and space for a fridge freezer and further white goods. A panelled door with an etched glass pane opens to:

REAR ENTRANCE LOBBY 3'1 x 2'8 (0.93m x 0.81m)

Having a half-glazed entrance door opening onto the rear of the property and a further panelled door opening to:

GROUND FLOOR WC 3'6 x 2'7 (1.06m x 0.78m)

Being partially tiled with a rear aspect window with obscured glass and a suite with dual flush close coupled WC. There is a ladder style towel radiator with thermostatic valve.

From the reception hallway a staircase rises, via a half landing with a side aspect window, to

FIRST FLOOR LANDING 7'9 x 6'9 (2.36m x 2.05m)

With original panelled doors opening to:

BEDROOM ONE 13'5 x 9'8 (4.09m x 2.95m) measured into the bay

With a front aspect upvc double glazed bay window. The room has a central heating radiator with thermostatic valve and a range of built-in wardrobes providing hanging space and storage shelving.

BEDROOM TWO 11'2 x 11' (3.4m x 3.35m)

Having a rear aspect double glazed window enjoying views over the garden and river, to the open fields that surround the area. The room has a central heating radiator with thermostatic valve.

BEDROOM THREE 6'10 x 6'9 (2.08m x 2.05m)

Having front aspect upvc double glazed window and central heating radiator. This room would make an ideal work from home space if not required as a bedroom. There is an access hatch into the loft space.

FAMILY SHOWER ROOM 7'5 x 6'8 (2.26m x 2.03m)

Being fully tiled and having a rear aspect window with obscured glass, suite with shower cubicle with Mira sport electric shower, pedestal wash hand basin and close coupled WC. There is a central heating radiator and an airing cupboard housing the gas fired boiler which provides hot water and central heating to the property.

OUTSIDE

To the front of the property a driveway provides off-road parking for several vehicles and gives access to the entrance door. A gated pathway runs down the side of the property to a delightful enclosed garden with a patio area immediately to the rear of the property where the doors open from the sitting room. Beyond the patio is an area of lawn with steps leading through a pergola supporting climbing plants to a further area of garden with a good-sized area of lawn and a fine mature pine tree. To the bottom of the garden beyond a picket fence is the river Hipper. Within the garden are a range of timber outbuildings including a cattery, storage sheds and summer house.

CATTERY 20'2 x 13'7 (6.14m x 4.14m)

Constructed in timber and having 6 individual pens, tiled floor, heating, power and lighting.

GARDEN STORE 8' x 4'5 (2.44m x 1.34m)

With power and lighting.

ISOLATION UNIT 9'9 x 3'6 (2.97m x 1.06m)

With a single cat pen, heating and power.

FURTHER GARDEN SHEDS 8' x 6'3 (2.44m x 1.9m) & 8'3 x 6'1 (2.51m x 1.85m)

Both with power and lighting.

Within the upper part of the garden is a:

TIMBER SUMMERHOUSE 8' x 6' (2.44m x 1.83m)

With a half-glazed entrance door and bay window, power and lighting. From the terrace immediately to the rear of the property a upvc stable style entrance door opens to:

CATTERY FOOD PREP KITCHEN 5'11 x 2'8 (1.8m x 0.81m)

Having a velux roof light window, power, lighting, storage shelving, stainless sink unit and wash hand basin with hot and cold water and mains drain.

SERVICES AND GENERAL INFORMATION

The property has outside lighting and outside water and power supply. Services all mains services are connected to the property.

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

TENURE

Freehold

DIRECTIONS

Leaving Chesterfield along the A619 towards Baslow, after approximately 1.4 miles turn left opposite Brookfield school into Somersall Lane, after crossing the river bridge take the first right turn into Yew Tree Drive where the property can be found on the right hand side.

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.

