

27 POMEGRANATE ROAD



BLENHEIM





A CONTEMPORARY FAMILY HOME OCCUPYING A DESIRABLE PLOT

27 POMEGRANATE ROAD IS WONDERFULLY APPOINTED FOR MODERN FAMILY LIVING AND HAS BEEN EXTENDED AND UPGRADED TO CREATE AN EXQUISITE RESIDENCE.

Boasting five bedrooms and being situated in an enviable corner position on a good-sized plot, there is ample space for a growing family.





The dining kitchen is the perfect hub for everyday life and seamlessly connects to the fabulous orangery, which showcases impressive floor-to-ceiling aluminium sliding doors opening to the garden.

Well-appointed with a range of Siemens appliances, the dining kitchen provides plenty of storage and has Silestone work surfaces and a central island. Adjacent to the orangery is a superb lounge and there is also a versatile playroom that could be alternatively useful as a study. Five bedrooms occupy the first floor, including the luxurious master bedroom suite with a Juliet balcony and a sleek en-suite shower room. Another of the bedrooms has the benefit of an en-suite, and there is a contemporary family bathroom.

Externally, 27 Pomegranate Road caters well to outdoor dining and entertaining thanks to its large porcelain flagged seating terrace, which easily accommodates comfortable seating and has the provision for a hot tub. Set to one corner of the enclosed garden is a garden room, perfect for working from home or a gymnasium, and is clad in western red cedar, fully heated, insulated and has hardwired broadband. To one side of the house is a gated driveway that provides parking for four vehicles, in addition to a double garage. On the roof of the double garage are solar panels, which generate energy for use in the home and a storage battery.

The property is conveniently located for access to Chesterfield's town centre where there are a host of amenities, including shops, supermarkets, public houses, restaurants and cafes. Close by is a farm shop, convenience store and well-regarded schooling. Chesterfield train station provides rail journeys to Sheffield, Nottingham, Derby and Birmingham. Additionally, The Peak District is reachable within a short drive.

The property briefly comprises of on the ground floor:

Entrance hall, dining kitchen, orangery, lounge, playroom, utility room/WC, storage cupboard and under-stairs storage cupboard.

On the first floor: Landing, bedroom 2, bedroom 2 en-suite shower room, master bedroom, Juliet balcony, master en-suite shower room, boiler/cylinder store, linen cupboard, family bathroom, bedroom 4, bedroom 5 and bedroom 3.

Outbuildings: Double garage and garden room.

GROUND FLOOR

A composite door with double glazed obscured panels and a matching side panel opens to the entrance hall.

Entrance Hall

Providing an inviting welcome into the home, the entrance hall has a flush light point, recessed lighting, central heating radiator and tiled flooring. Oak doors with glazed panels open to the dining kitchen and lounge. Oak doors also open to the playroom, utility room/WC and storage cupboard. A timber door also opens to the under-stairs storage cupboard.

Dining Kitchen

22'11 x 13'9 (6.98m x 4.19m)

A stunning open plan space with a front facing UPVC double glazed window with fitted shutters, pendant light points, recessed lighting, central heating radiators, TV/ aerial/data point and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating Silestone work surfaces, upstands, tiled splash backs, under-counter lighting and an inset Blanco 1.5 bowl stainless steel sink with a Carron Phoenix chrome mixer tap. A central island provides additional storage with a matching Silestone work surface. Appliances include a Siemens induction hob with an extractor hood above, two Siemens fan assisted ovens, Siemens microwave oven, Hotpoint dishwasher and a full-height Hoover fridge/freezer. A wide opening leads into the orangery and an oak door with glazed panels opens to the lounge.

Orangery

13'7 x 12'0 (4.15m x 3.67m)

A beautiful orangery, added by the current owners and presenting a lovely, bright environment for dining. Having a powder coated aluminium double glazed roof lantern with feature LED lighting beneath, recessed lighting, central heating radiator and tiled flooring. Bi-folding oak doors with glazed panels open to the lounge. Two sets of large aluminium sliding doors with double glazed panels open to left side and rear of the property.

Lounge

18'0 x 14'6 (5.49m x 4.42m)

Having recessed lighting, central heating radiator, TV/aerial/ data point and tiled flooring. The focal point of the room is the contemporary Dru Fire log effect gas fire with remote control operation. Bi-folding aluminium doors with double glazed panels, fitted shutters and internal oak cladding open to the rear of the property.

Playroom

9'2 x 6'9 (2.79m x 2.06m)

Having front and side facing UPVC double glazed windows with fitted shutters, pendant light point, central heating radiator and tiled flooring. There is a range of fitted furniture with shelving and the provision for a wall mounted television.

Utility Room/WC

Having a side facing UPVC double glazed obscured window with a fitted shutter, recessed lighting, extractor fan, central heating radiator and tiled flooring. There is a fully tiled wall and a suite in white, which comprises a wall mounted WC and a wall mounted Sottini wash hand basin with a Vado chrome mixer tap. A range of fitted furniture incorporates fitted base and wall units with a work surface, a tiled splash back and an inset 1.0 bowl stainless steel sink with a Carron Phoenix chrome mixer tap. Within the furniture is space/ provision for a washing machine and a tumble dryer.

Storage Cupboard

Having a telephone point and housing the fuse box.

Under-Stairs Storage Cupboard

Having a flush light point and tiled flooring.



ENTRANCE HALL



DINING KITCHEN



ORANGERY

Bathed in natural light, the dining kitchen and orangery present pleasant spaces for everyday family life.



DINING KITCHEN



LOUNGE



DINING KITCHEN



MASTER BEDROOM

FIRST FLOOR

From the entrance hall, a staircase with an oak hand rail, glazed balustrading and a bespoke storage cupboard rises to the first floor.

Landing

Having recessed lighting, a pendant light point and a central heating radiator. Doors open to bedroom 2, master bedroom, boiler/cylinder store, linen cupboard, family bathroom, bedroom 4, bedroom 5 and bedroom 3. Access can also be gained to the loft space.

Bedroom 2

13'9 x 12'10 (4.20m x 3.90m)

A good-sized double bedroom suite with rear facing UPVC double glazed windows with fitted shutters, flush light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having recessed lighting, extractor fan, one fully tiled wall in Porcelanosa tiles, illuminated vanity mirror, chrome heated towel rail, recessed storage with shelving and tiled flooring in Porcelanosa tiles. There is a suite in white, which comprises a wall mounted WC and a wall mounted vanity unit, incorporating a Sottini wash hand basin with a chrome mixer tap and storage beneath. To one wall is a fully tiled shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.

Master Bedroom

14'6 x 13'5 (4.42m x 4.08m)

A sizeable master bedroom suite with rear and side facing UPVC double glazed windows with fitted shutters, pendant light point, recessed lighting, central heating radiators and a TV/aerial/data point. A timber door opens to the master en-suite shower room. A sliding aluminium door with double glazed panels and fitted shutters opens to the Juliet balcony.



MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM

FIRST FLOOR CONTINUED

Juliet Balcony

Having a glazed balustrade and overlooking the garden and fields beyond.

Master En-Suite Shower Room

Being fully tiled in Porcelanosa tiles and having a side facing UPVC double glazed obscured window with fitted shutters, recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and recessed storage with shelving. There is a suite in white, which comprises a wall mounted WC and a wall mounted GD Porcelanosa wash hand basin with a chrome mixer tap and storage beneath. To one wall is a shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen.

Boiler/Cylinder Store

Having a pendant light point and housing the Potterton boiler and hot water cylinder.

Linen Cupboard

Having fitted shelving.

Family Bathroom

A modern family bathroom that is fully tiled in Porcelanosa tiles and has a side facing UPVC double glazed obscured window with a fitted shutter, recessed lighting, extractor fan, illuminated mirrored cabinet, chrome heated towel rail and a shaver point. There is a suite in white, which

comprises a wall mounted WC and a wall mounted vanity unit with a Sottini wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled bath with a chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 4

9'11 x 7'3 (3.03m x 2.20m)

Having a front facing UPVC double glazed window with fitted shutters, flush light point and a central heating radiator. There is a range of fitted furniture, incorporating short hanging and drawers.

Bedroom 5

9'10 x 6'3 (3.00m x 1.90m)

Having a front facing UPVC double glazed window with fitted shutters, flush light point and a central heating radiator.

Bedroom 3

13'9 x 9'11 (4.20m x 3.02m)

Another double bedroom with a front facing UPVC double glazed window with fitted shutters, flush light point and a central heating radiator. There is a range of fitted furniture, incorporating short hanging, shelving and drawers.



BEDROOM 3



FAMILY BATHROOM



EXTERIOR & GARDENS

A fabulous landscaped rear garden boasting a sizeable porcelain flagged terrace that is perfect for outdoor dining and entertaining.

To the front of the property is a driveway that provides parking for two vehicles. Wrought iron electric gates open to the continuation of the driveway that leads down the left hand side of the property, providing additional parking for two vehicles. There is exterior lighting, provision for an electric car charger and access can be gained to the double garage.

Double Garage

20'6 x 20'0 (6.24m x 6.10m)

Having two up-and-over electric doors, light, power and a composite entrance door with a double glazed obscured panel opening to the rear. Open storage is available within the roof space.

From the driveway at the front, porcelain flagged steps rise to the main entrance door with exterior lighting. There is also a lawned garden with mature shrubs and hedging. A path with external power points leads down the right side of the property to a pedestrian gate that opens to the rear.

To the rear, there is a wonderful porcelain flagged terrace with exterior lighting and a water tap. Access can be gained to the orangery and lounge. There is provision for a hot tub.

A porcelain flagged path leads to a composite decked terrace and the garden, which is mainly laid to lawn and has mature trees, shrubs and exterior lighting. The garden is fully enclosed by fencing.

Porcelain flagged steps lead down to a further path with exterior lighting and an external power point. Access can be gained to the garden room, double garage and a storage area behind the garden room.

Garden Room

15'3 x 12'10 (4.66m x 3.90m)

A versatile space currently utilised as an office. Having recessed lighting, electric heaters, a data point and porcelain tiled flooring. A UPVC sliding door with double glazed panels opens to the rear garden.



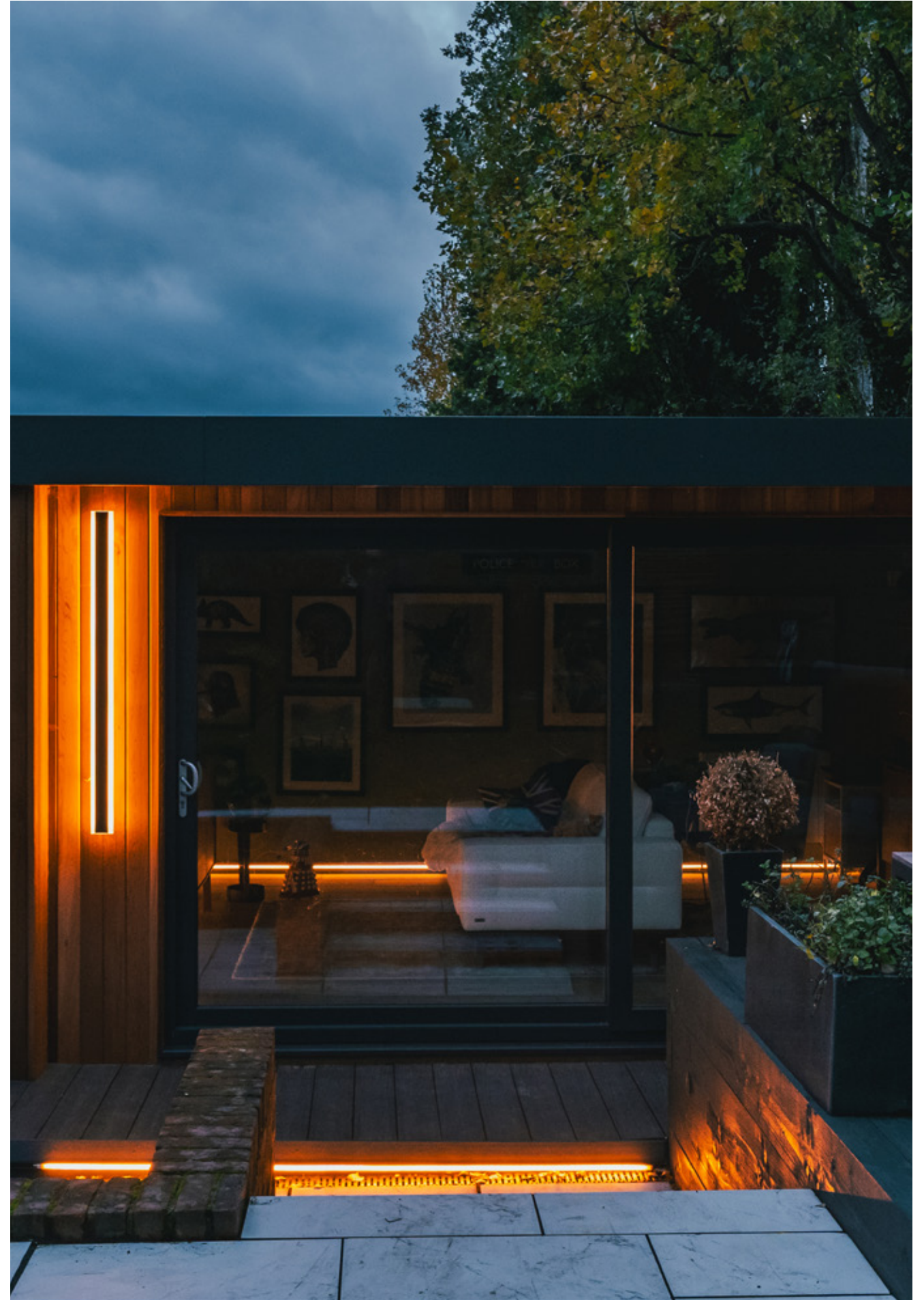


DOUBLE GARAGE



GARDEN ROOM





GROUND FLOOR

Approximate Floor Area (Inc Garage):
1479 SQ.FT. (137.4 SQ.M)

Total Approximate Floor Area:
2549 SQ.FT. (236.8 SQ.M)



FIRST FLOOR & GARDEN ROOM

First Floor Approximate Floor Area:
875 SQ.FT. (81.3 SQ.M)

Garden Room Approximate Floor Area:
195 SQ.FT. (18.1 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 3	SQFT 2,549
TENURE Freehold	COUNCIL TAX F

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband to the premises and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

Other Information

There are restrictions in place regarding the trees at the rear boundary, which have planning permission for maintenance every three years. There is 1.5 years remaining on the property’s NHBC warranty.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B	90	90
69–80	C		
55–68	D		
39–54	E		
21–38	F		
01–20	G		

27 POMEGRANATE ROAD

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Offers in the Region
of £599,950

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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