ANDERSONS
RESIDENTIAL SALES & LETTINGS









# 17 Spire Heights, Saltergate, Chesterfield, Derbyshire, S40 4TG

## Offers In The Region Of £369,950

- DETACHED FAMILY HOME
- TWO BATHROOMS
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- GCH/UPVC DOUBLE GLAZED
- LOW MAINTAINANCE GARDENS
- FOUR BEDROOMS
- SUPERBLY PRESENTED ACCOMMODATION
- EV CHARGING POINT
- OFF ROAD PARKING/GARAGE
- INTERNAL INSPECTION HIGHLY RECOMMENDED

# 17 Spire Heights, Chesterfield S40 4TG

Located in this sought after residential development just a ‘stones throw’ away from Chesterfield town centre is this stunning four bedroom detached family home. Beautifully presented with high quality fixtures and fittings throughout, the property provides over 1180sqft of well ordered, flexible accommodation set across two levels including a fantastic open plan kitchen/diner, dual aspect lounge with patio doors to the rear garden and master bedroom with en-suite. The property benefits from uPVC double glazing, gas fired central heating and EV charging point. Due to the property’s proximity to the town centre you have huge range of amenities, shops, schools, pubs, restaurants, theatres and train station on your doorstep. There are also sports clubs, public parks, and other recreational areas within walking distance.

4 2 2 B

Council Tax Band:







## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE HALL
A most welcoming of reception areas, accessed via a composite entrance door and providing an instant glimpse into the character and style of this superb property. Having solid oak Parquet flooring, a central heating radiator, a good sized cloaks cupboard, concealed under stairs storage areas and a spindle staircase with provides access to 1st floor accommodation.

### CLOAKROOM W/C
The Parquet flooring continues from the hallway There is a white two piece suite comprising of a low flush WC and pedestal wash hand basin.

### LIVING ROOM
16'9" x 10'2"
A spacious and calming family room which benefits from a front facing UPVC double glazed window, a central heating radiator and UPVC double glazed French doors which lead onto the rear garden .

### DINING ROOM
10'9" x 9'8"
Currently utilised as a family playroom and having solid oak Parquet flooring, front and side facing UPVC double glazed windows and a central heating radiator.

### KITCHEN/BREAKFAST ROOM
15'0" x 15'0"
Fitted with a comprehensive range of cream shaker style units above and below woodblock effect work surfaces. Incorporated within is a 1 1/2 bowl stainless steel sink with mixer tap, single electric oven, and a four ring gas hob with extractor over. There are complimentary upstands, stylish herringbone style ceramic tiled splash backs, laminate wood flooring, an integrated dishwasher, space for fridge freezer and space and plumbing for an automatic washing machine. You can tell that this room is the heart of the house and is made light and airy by UPVC double glazed French doors, two side facing and one rear facing UPVC double glazed window.

## FIRST FLOOR

### LANDING
Located in the centre of the house and providing access to all principal bedrooms. There is a rear facing UPVC double glazed window, a central heating radiator and access to loft storage space.

### BEDROOM ONE
15'0" x 10'0"
A generously proportioned double bedroom which benefits from extensive built in wardrobe space, side and rear facing UPVC double glazed windows and a central heating radiator.

### EN-SUITE SHOWER
6'9" x 3'10"
Fitted with a stylish three-piece suite comprising of a good sized enclosed tiled shower cubicle with thermostatic shower, low flush WC and vanity wash hand basin with tiled splash back. There is also a contemporary ladder style chrome heated towel radiator and side facing UPVC double glazed window.

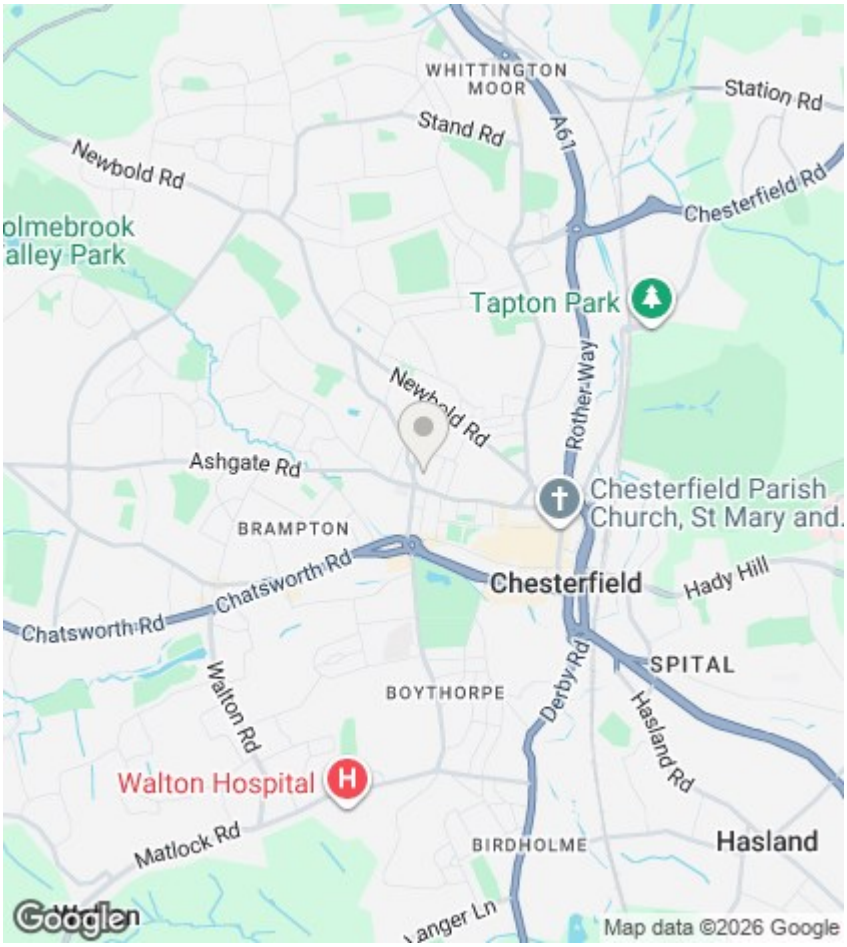
### BEDROOM TWO
14'9" x 8'9"
A lovely bedroom which benefits from front and side facing UPVC double glazed windows and central heating radiator.

### BEDROOM THREE
12'1" x 9'1"
Another good sized bedroom which has a front facing UPVC double glazed window and central heating radiator.

### BEDROOM FOUR
7'5" x 7'0"
Currently utilised as a home office and benefiting from a UPVC double glazed window and central heating radiator.

### BATHROOM
6'7" x 5'6"
Having a fitted contemporary styled three piece suite which comprises of a P shaped bath with an electric shower over, a low flush WC and stylish vanity wash hand basin with wood block surface and shelf above. There is also a chrome heated towel rail and extractor fan.

### OUTSIDE
To the front of the property there are well-stocked shrub beds and gravelled areas. The property overlooks a lovely open green space which is lawned and has tree and shrub beds.
To the rear of the property is an area of car hard standing which in turn leads to a single garage which benefits from an up and over door and side personal door which leads into the enclosed rear garden. Having a well proportioned lawn garden with paved patio area's, ideal for entertaining, all enclosed by brick built walls.



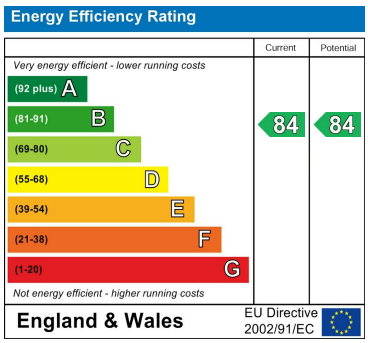

# Directions

# Viewings

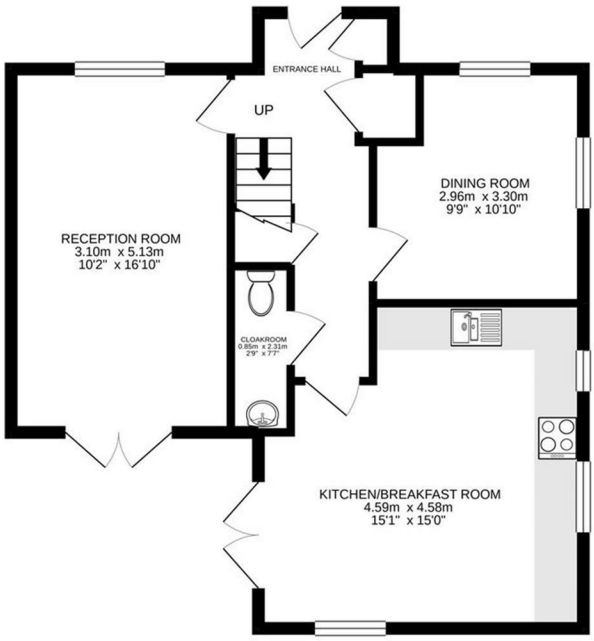
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

# EPC Rating:

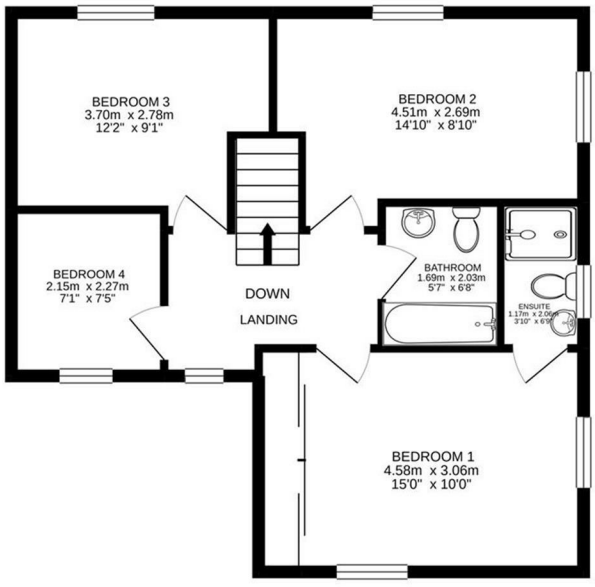
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GROUND FLOOR
55.7 sq.m. (600 sq.ft.) approx.




1ST FLOOR
54.2 sq.m. (583 sq.ft.) approx.




TOTAL FLOOR AREA : 109.9 sq.m. (1183 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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