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18 Heathfield Avenue
Ashgate, Chesterfield, S40 4AJ

Guide price £350,000

18 Heathfield Avenue

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Guide Price £350,000-£360,000
Early viewing is absolutely imperative to fully appreciated this truly fabulous EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME! Enjoys enviable 'SUN BLESSED SOUTH FACING' rear garden plot and is situated within this extremely sought after cul de sac which is in this most highly sought after location within Brookfield Catchment and close proximity to the Town Centre.

Having undergone an extensive scheme of modernisation throughout the property retains a wealth of charm and original character fittings. Currently benefits from gas central heating, uPVC double glazing and comprises of:- entrance porch to entrance hall, cloakroom/WC, front reception room with log burner, impressive extended open plan kitchen/dining/living space with vaulted ceiling & bi-folding doors. To the first floor principal double bedroom, second double and a versatile 3rd bedroom/office/home working. Exquisite half tiled family bathroom with 4 piece suite.

Front cobble block entrance drive with side fenced boundaries which provides surplus car parking spaces and leads to the side attached garage.

Enviable 'SUN BLESSED SOUTH FACING' rear garden plot, set within substantially fenced perimeter boundaries. Patio area to the side with log store. Well tended large lawn area and corner Pergola with colour pebbles and seating. Deep well established and mature border set with an abundance of planting, shrubbery and seasonal flowers. This is truly a perfect setting for family & social outside entertaining and enjoyment!

Additional Infomation

Gas Central Heating-Worcester Bosch Combi
uPVC Double Glazed Windows
Internal Oak doors
Roof 2021- old roof removed, new membrane and lats installed with original slates refitted & re used where in good condition or renewed as necessary
Floor Area 122.2 sq.m/ 1315.7 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area- Brookfield Community School

Entrance Hall
15'3" x 6'4" (4.65m x 1.93m)

Traditional open porchway provides access via a front composite entrance door with side glazing into the spacious entrance hall. Charming original staircase climbs to the first floor. Access doors into the cloakroom, garage and living space. Downlighting and laminate flooring..

Reception Room
14'7" x 13'4" (4.45m x 4.06m)

A beautifully presented open plan family living space with feature front aspect bay window. Feature inset fireplace with marble hearth, oak mantle and log burning stone. Feature downlighting.

Cloakroom/WC
4'6" x 3'0" (1.37m x 0.91m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Fabulous Open Plan Dining Kitchen
23'4" x 17'11" (7.11m x 5.46m)

Truly impressive light and airy open plan dining kitchen with a superb vaulted ceiling! Bi-Folding doors onto the rear landscaped gardens and large ceiling sky light with fitted electric blind. Comprising of a full range of contrasting base, wall and drawer units having complementary granite work surface and attractive splash backs. Inset ceramic Belfast sink with mixer tap. Integrated double oven, induction hob with extractor fan above. Integrated fridge/freezer and dishwasher. Fabulous breakfasting island again with granite work surfaces and seating spaces.

First Floor Landing
7'7" x 5'9" (2.31m x 1.75m)

Access to the insulated loft space.

Principal Double Bedroom
12'7" x 12'2" (3.84m x 3.71m)

Stylishly decorated main double bedroom with rear aspect bay window overlooking the landscaped gardens.

Front Bedroom Two
11'11" x 11'0" (3.63m x 3.35m)

Second double bedroom with front aspect bay window.

Front Single Bedroom Three
8'9" x 6'7" (2.67m x 2.01m)

A versatile third bedroom with front aspect window. Could also be used for office or home working.

Exquisite Family Bathroom

9'4" x 7'4" (2.84m x 2.24m)

A fabulous half tiled family bathroom comprising of a 4 piece suite which includes:- family bath, low level WC, wash hand basin set in an attractive vanity unit and double shower enclosure with mains rainfall shower. Feature heated radiator.

Attached Garage

15'8" x 10'1" (4.78m x 3.07m)

With lighting, power and radiator. Electric remotely controlled roller door and rear personal door. The Worcester Bosch Combi is located in the garage.

Outside

Front cobble block entrance drive with side fenced boundaries which provides surplus car parking spaces and leads to the side attached garage.

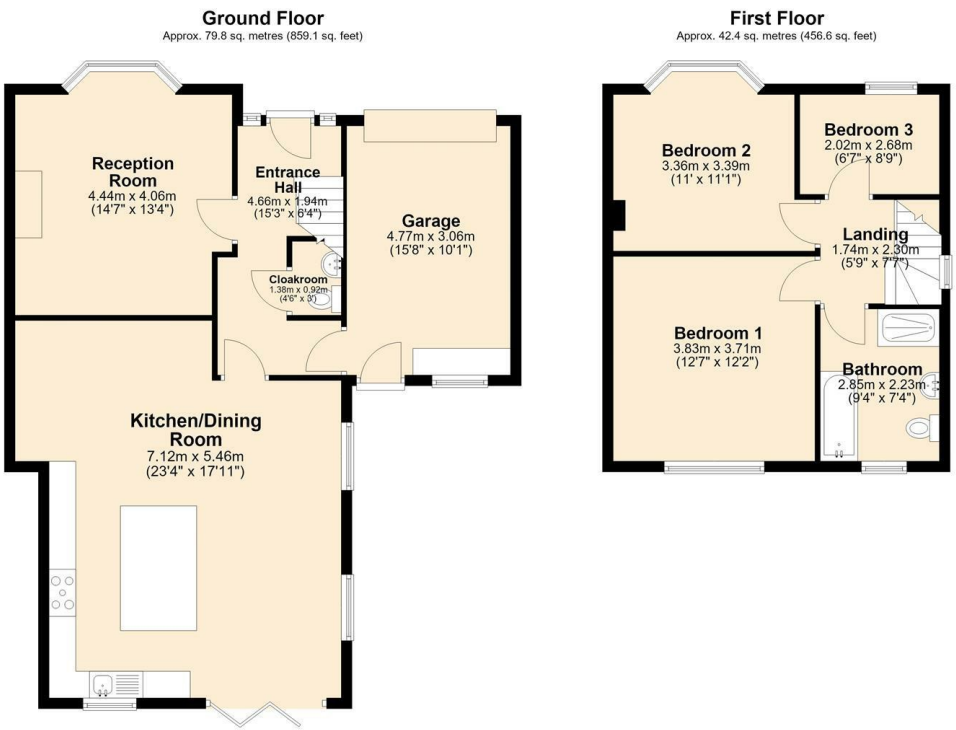
Enviable 'SUN BLESSED SOUTH FACING' rear garden plot, set within substantially fenced perimeter boundaries. Patio area to the side with log store. Well tended large lawn area and corner Pergola with colour pebbles and seating. Deep well established and mature border set with an abundance of planting, shrubbery and seasonal flowers. This is truly a perfect setting for family & social outside entertaining and enjoyment!

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

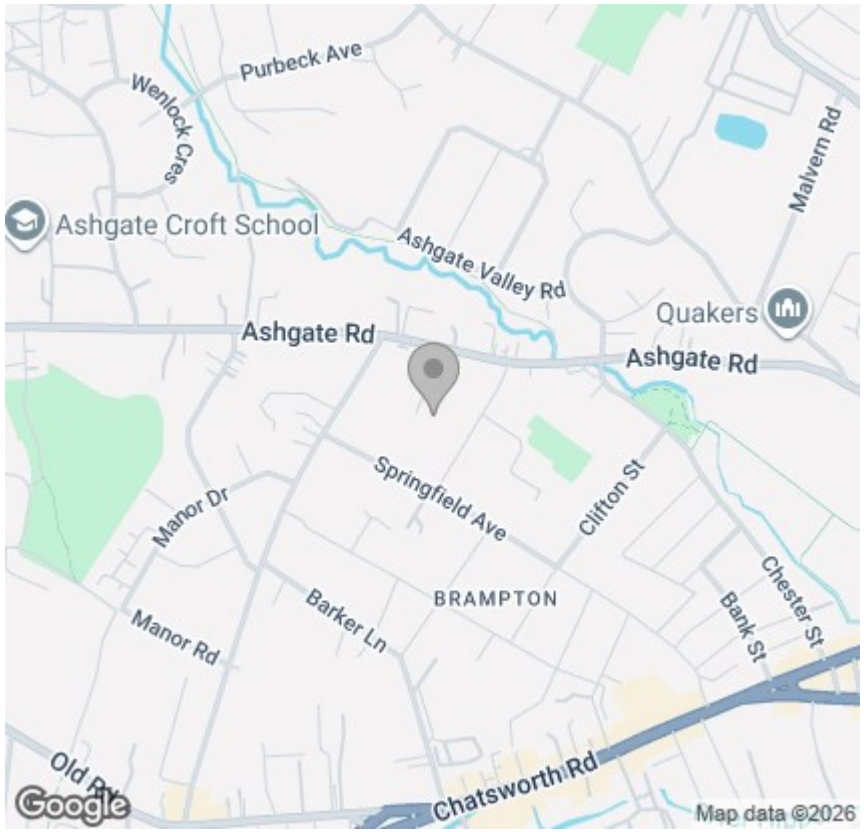
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 122.2 sq. metres (1315.7 sq. feet)

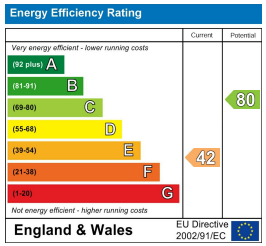
Area Map

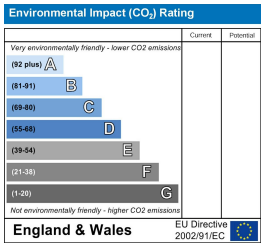


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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