



4 Steeple Grange,  
Spital, S41 0HU

£345,000

W  
WILKINS VARDY

# £345,000

DOUBLE FRONTED DETACHED FAMILY HOME - FOUR DOUBLE BEDS - TWO BATHS - DETACHED GARAGE

Occupying a cul-de-sac position on the outskirts of the Town Centre, this well presented and neutrally decorated double fronted detached family home offers approximately 1,220 sq. ft. of spacious and versatile accommodation. The property features two dual aspect reception rooms, one with French doors opening onto the enclosed side garden, together with a stylish breakfast kitchen with a range of integrated appliances, separate utility room and downstairs cloaks/WC. To the first floor are four double bedrooms, including a principal bedroom with en suite shower room, alongside a family bathroom. Externally, the property benefits from driveway parking, a detached garage and enclosed side gardens.

Located on this popular estate, the property is ideally situated for the Train Station and for commuters needing access to the M1 Motorway.

- DOUBLE FRONTED DETACHED FAMILY HOME
- CUL-DE-SAC POSITION ON THE OUTSKIRTS OF THE TOWN CENTRE
- TWO DUAL ASPECT RECEPTION ROOMS
- STYLISH BREAKFAST KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM & GROUND FLOOR CLOAKS/WC
- FOUR DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- ENCLOSED SIDE GARDEN
- EPC RATING: C

**General**  
Gas central heating  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 113.3 sq.m./1220 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Hasland Hall Community School

**On the Ground Floor**  
A composite front entrance door opens into a ...

**Entrance Hall**  
Having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

**Cloaks/WC**  
5'10 x 2'11 (1.78m x 0.89m)  
Fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

**Living Room**  
21'5 x 13'1 (6.53m x 3.99m)  
A spacious dual aspect reception room having a bay window overlooking the rear of the property.

**Dining Room**  
11'5 x 8'11 (3.48m x 2.72m)  
A good sized dual aspect reception room having uPVC double glazed doors overlooking and opening onto the side garden.

**Kitchen**  
11'5 x 10'1 (3.48m x 3.07m)  
Fitted with a range of cream wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and 5-ring gas hob with glass splashback and extractor canopy over.  
Tiled floor and downlighting.

**Utility Room**  
6'6 x 5'11 (1.98m x 1.80m)  
Having a single base unit with worktop and matching upstand, incorporating a circular stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.  
Vinyl flooring.

**On the First Floor**

**Landing**  
Having a built-in storage cupboard.

**Bedroom One**  
12'3 x 11'5 (3.73m x 3.48m)  
A good sized double bedroom with side facing window and having a range of fitted wardrobes. A door gives access into a ...

**En Suite Shower Room**  
5'10 x 5'0 (1.78m x 1.52m)  
Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

**Bedroom Two**  
12'3 x 11'9 (3.73m x 3.58m)  
A good sized double bedroom with side facing window.

**Bedroom Three**  
12'4 x 9'2 (3.76m x 2.79m)  
A front facing double bedroom.

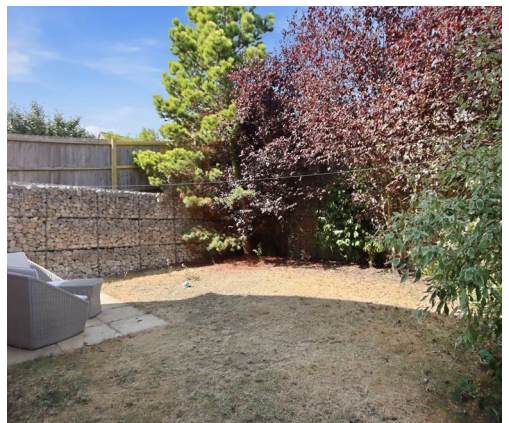
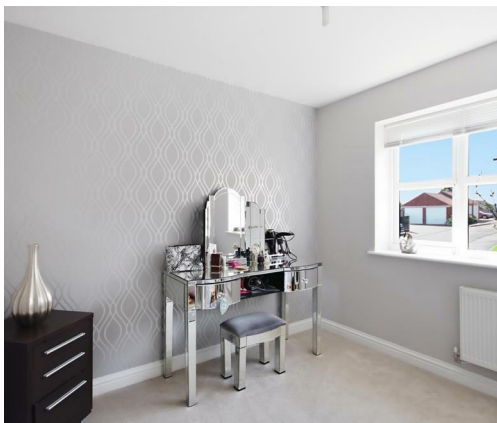
**Bedroom Four**  
9'2 x 8'11 (2.79m x 2.72m)  
A front facing double bedroom.

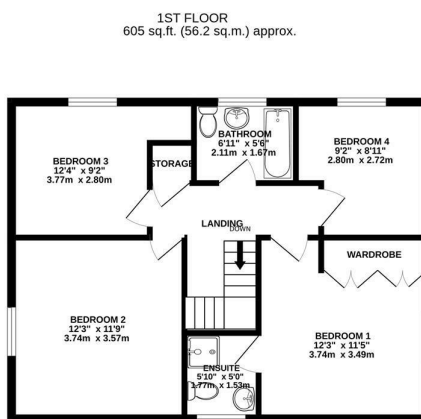
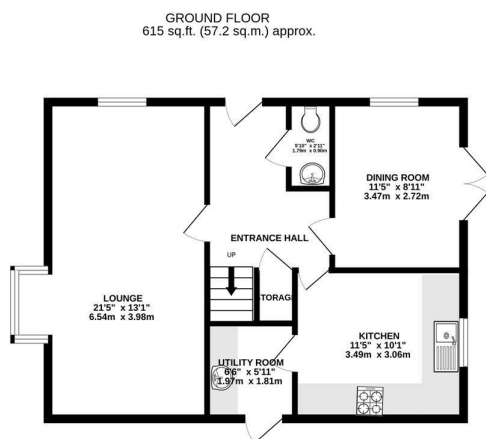
**Family Bathroom**  
6'11 x 5'6 (2.11m x 1.68m)  
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath, pedestal hand wash basin and a low flush WC.  
Laminate flooring.

**Outside**  
Steps to the front of the property lead up to the front entrance door.

A block paved drive to the rear of the property provides off street parking and leads to a Detached Single Garage.

There are lawned gardens to either side of the property, the main garden having a paved patio and some mature trees and shrubs.

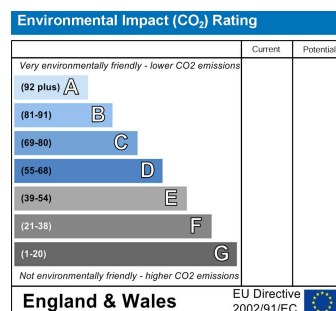
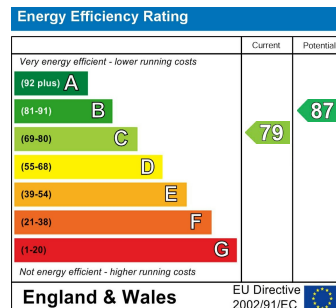




TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

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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## VIEWINGS

All viewings are to be arranged through the agent.

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, kitchen appliances, shower unit, plumbing installations, and electrical 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.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Hasland Hall Community School 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 ensure satisfaction of their entry criteria.

### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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