



4 Chestnut Drive,
Barlborough, S43 4ZF

£189,950

W
WILKINS VARDY

£189,950

TWO BED MID TERRACE HOUSE BUILT IN 2020 - STYLISH ACCOMMODATION - OFF STREET PARKING

Built in 2020 and benefitting from the remaining term of a 10 Year New Build Warranty, this contemporary styled mid terrace house provides 726 sq.ft. of stylish and well appointed accommodation. The property features a cloaks/WC, a fitted kitchen with some integrated appliances and a spacious living/dining room with French doors opening to the rear garden. Upstairs, there are two good sized double bedrooms, one of which benefits from fitted wardrobes, along with a family bathroom. Externally, the home enjoys an enclosed south facing rear garden and off street parking, all situated in a quiet cul-de-sac location - ideal for comfortable, modern living.

Located on the popular Hawthorne Meadows development, the property is well placed for accessing the various shops and amenities in Staveley and Clowne, and ideally situated for routes towards the Chesterfield Town Centre and the M1 Motorway.

- ATTRACTIVE MID TERRACE HOUSE BUILT IN 2020
- GROUND FLOOR CLOAKS/WC
- SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS
- FAMILY BATHROOM
- CUL-DE-SAC POSITION
- REMAINING TERM OF 10 YEAR NEW BUILD GUARANTEE
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS, ONE WITH FITTED WARDROBES
- ALLOCATED PARKING SPACE & ENCLOSED SOUTH FACING REAR GARDEN
- EPC RATING: B

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 67.4 sq.m./726 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Heritage High School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the first floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising a pedestal hand wash basin with tiled splashback, and a low flush WC.

Chrome heated towel rail.

Vinyl flooring.

Kitchen

9'11 x 6'10 (3.02m x 2.08m)

Fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge/freezer, electric oven and hob with glass splashback and stainless steel extractor hood over.

Space and plumbing is provided for a washing machine.

Vinyl flooring and downlighting.

Living/Dining Room

15'11 x 13'10 (4.85m x 4.22m)

A spacious reception room having a useful built-in under stair store cupboard.

uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'10 x 10'8 (4.22m x 3.25m)

A generous double bedroom having two window overlooking the rear of the property.

This room also has a range of fitted wardrobes with sliding mirror doors.

Downlighting.

Bedroom Two

13'10 x 7'10 (4.22m x 2.39m)

A good sized double bedroom having two windows overlooking the front of the property.

Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi pedestal hand wash basin with tiled splashback and a low flush WC.

Chrome heated towel rail.

Vinyl flooring and downlighting.

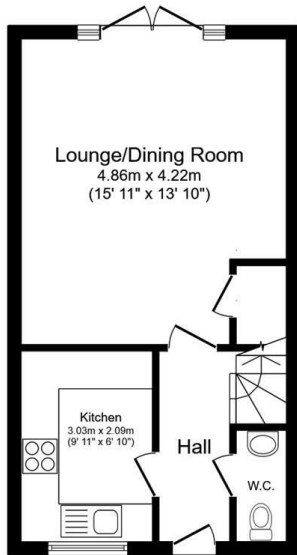
Outside

There is a decorative pebble forecourt and a paved path leading up to the front entrance door. An outside tap is also provided.

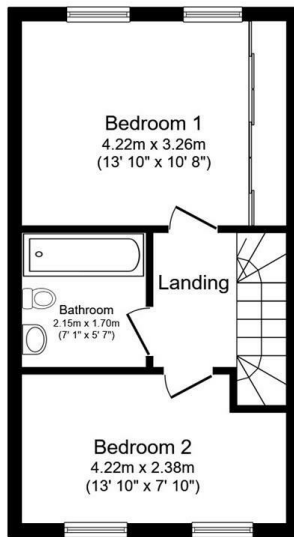
To the rear of the property there is an enclosed south facing garden comprising a paved patio and lawn. A paved path runs alongside, which has a decorative pebble side border and leads to a garden shed.

A shared driveway to the side of No. 6 gives access to an allocated parking space.





Ground Floor
Floor area 33.7 sq.m. (363 sq.ft.)



First Floor
Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 67.4 sq.m. (726 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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RICS

Relocation agent network

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.

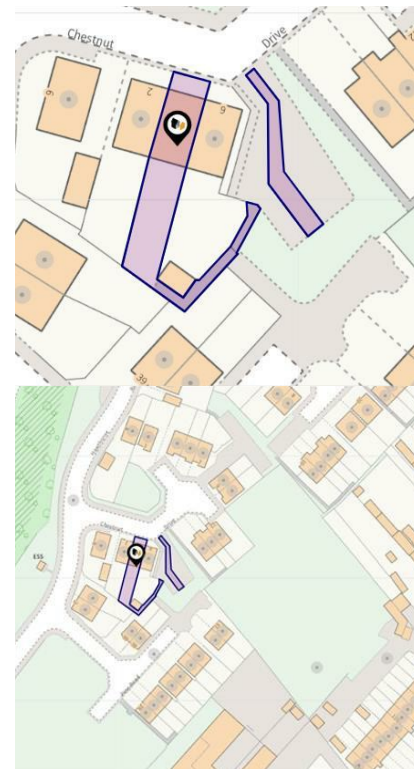
SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Heritage High 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.



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