



11 Ladywood Drive, Chesterfield, S41 8XS

Asking Price £299,950

- THREE Bedroom Detached House
- Offers Generous Living Space
- Master Bedroom with En Suite
- Ideal Family Home!
- Very Popular Residential Estate
- Two Reception Rooms
- Two further Bedrooms & Shower Room
- Convenient Location
- Fitted Kitchen, D/St WC Room
- Gardens, Drive & Garage

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Three Bedroom Detached Family Home!

Situated in a much sought after residential area of Chesterfield, this property offers an ideal opportunity for families or professionals seeking a spacious home, close to local amenities - including Holmebrook Valley Park, schools and transport links for easy access in to the Town Centre & commuting to Sheffield.

This well presented THREE bedroom detached house features generous living accommodation throughout and comprises of; a welcoming entrance hall, two reception rooms providing versatile living and dining space, a modern fitted kitchen, convenient downstairs WC. To the First Floor; the master bedroom benefits from its own en suite shower room, two further good sized bedrooms and a modern style shower room.

Outside, the property enjoys a driveway providing off road parking, garage and well maintained gardens to both the front and rear.

With its combination of space, comfort and a popular location, this delightful property is an excellent choice for your next family home.

Total floor area; 95.1 Sq.M / 1023 Sq.Ft

Viewing is By Appointment Only!



Council Tax Band: D



Entrance Hall

Lounge

14'1" x 11'2"

Dining Room

9'0" x 8'7"

Kitchen

9'10" x 9'0"

Downstairs WC

First Floor - Landing

Master Bedroom

14'6" x 11'5"

En Suite

5'6" x 5'3"

Bedroom

15'9" x 6'6", 7'5"

Bedroom

9'0" x 7'5"

Shower Room

7'7" x 5'11"

Garage

17'4" x 8'0"

AML

We are subject to the Money Laundering Regulations 2007. AML

regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)

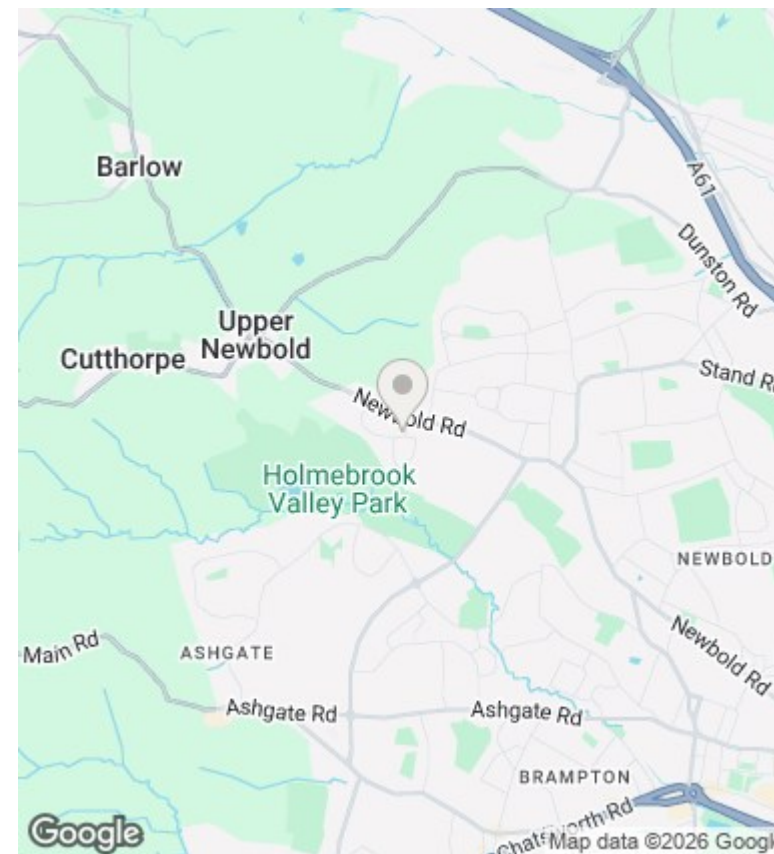


First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	