



264 Handley Road, New Whittington, Chesterfield, S43 2ET



# 264 Handley Road

## New Whittington

### £525,000

Extending over three floors this superb five bedroomed detached house is the perfect family home offering flexible and versatile accommodation which extends to 1355 sq ft and is complemented by a large private rear garden.

Enjoying attractive views to the rear over the surrounding countryside, the property which is double glazed has gas fired central heating and has solar panels along with battery storage which was added approx. 2 years ago and an EV charger.

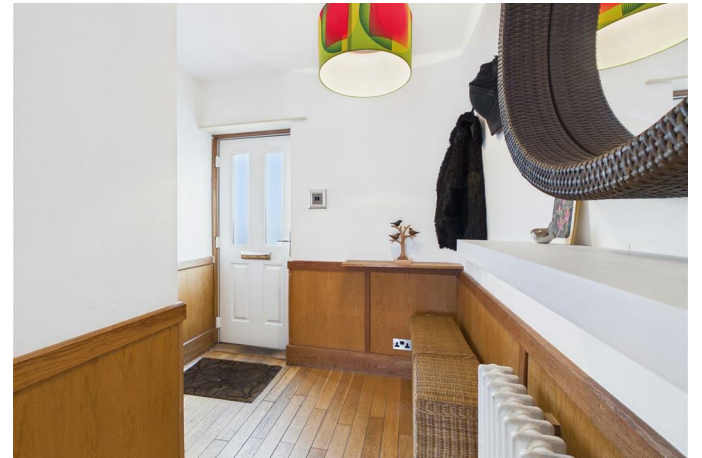
The property was extended into the loft space at the same time as having a new tiled roof and briefly comprises: spacious reception hall, downstairs WC leading off, bay windowed living room with log burning stove, large breakfast kitchen with an extensive range of units which opens through to the dining area, garden room which takes full advantage of the appealing aspect over the garden and views beyond. First floor landing, master bedroom having built in wardrobes extending to one wall, windows to both the front and rear affording excellent natural light, two further double bedrooms with the rear facing bedroom having a Juliette balcony, spacious family shower room. Second floor landing off which opens double bedroom four and the fifth bedroom presently utilised as a home office.

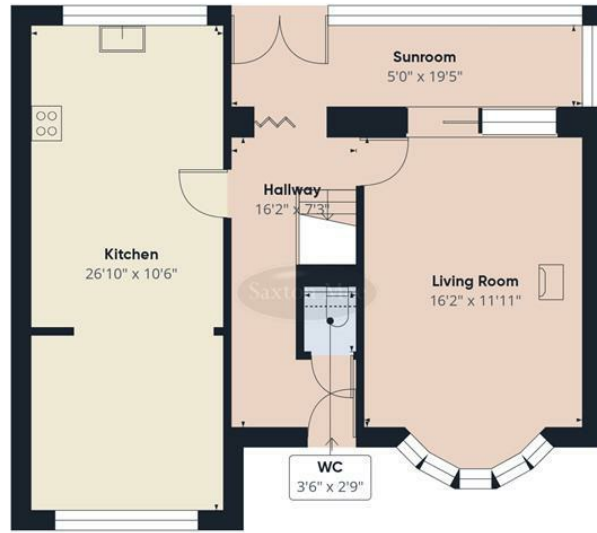
Outside: tarmac driveway provides ample off road parking, EV charger and very good size single garage. The rear garden is undoubtedly an important attribute which complements the accommodation extending quite a way in depth with a large decked entertaining terrace at the far end pond, raised patio, shed, greenhouse and old stable at the bottom where there is vehicular access across the back of the adjoining properties.



- Outstanding family home
- Extending over three floors with 1355 sq ft
- Flexible and versatile accommodation
- New tiled roof in recent years
- Solar panels with battery storage and EV charger
- Large private rear garden
- Appealing views at the rear over countryside
- Living room with log burner
- EPC: C
- Freehold. Council tax band: C







Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1454 ft<sup>2</sup>  
Reduced headroom  
80 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

