wards
estate agents

# 22 Tennyson Avenue

, Chesterfield, S40 4SW

**Guide price £600,000**

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Guide price £600,000 - £650,000
Offered with NO CHAIN
Early viewing is imperative to fully appreciated this immaculately presented EXTENDED FIVE DOUBLE BEDROOMED PERIOD DETACHED FAMILY HOUSE- situated in this highly sought after tree lined TOWN CENTRE LOCATION with immediate access to all amenities, bus routes, train station, leisure centre and within BROOKFIELD SCHOOL CATCHMENT.
This generously proportioned family home retains a wealth of charm and character with many original features retained. Internally the versatile accommodation currently benefits from gas central heating, uPVC double glazing & includes porch, entrance hallway, formal dining room, reception room, studio/office/sitting room, cloakroom/WC, large pantry and fabulous extended open plan kitchen/breakfasting/living space with superb lantern style roof, central island having granite work surfaces and bi folding doors onto the impressive patio and gardens with BBQ/Pizza Oven and Hot tub area. On the first floor principal double bedroom, two further double bedrooms and exquisite family bathroom with 4 piece suite. To the second floor two further double bedrooms one with an occasional room.
Front low level brick walling and a stone pillar entrance onto the block paved driveway provides ample car parking spaces. Generous level private enclosed rear gardens with brick wall perimeter boundaries. Well tended good sized lawn and low brick walling with inset beds. Impressive Indian rear and side stone patios. External hot and cold water taps and external electrical sockets. BBQ & Pizza area which is the most excellent area for outside fresco dining and social/family enjoyment with additional Hot Tub Area! Substantial Brick Garden store.

### Additional Information

Gas Central Heating-Conventional Boiler-Approx 11 years old & serviced in Dec '25
uPVC Double Glazed windows
Underfloor heating to the extension & family bathroom
Aluminium double glazed Bi Folding doors
Sensor Lighting
Original Internal Doors
Rewired in 2013
Consumer Updated 4/5 years ago
Consent and planning approval for the new extension, front porch and brick shed.
Gross Internal Floor Area- 256.1 Sq.m/ 2756.7 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area - Brookfield Community School

### Ground Floor

### Front Porch

4'5 x 3'3 (1.35m x 0.99m)

Front composite entrance door into the porch Internal original door into the main hallway. Continental style tiled floor.

**Spacious Entrance Hall**
15'6 x 12'6 (4.72m x 3.81m )
Useful coats storage cupboard. Beautiful original wooden flooring. Superb staircase climbs to the first floor accommodation and has a further under stairs store cupboard.

**Formal Dining Room**
15'7 x 13'10 (4.75m x 4.22m)
Splendid family dining room with superb front aspect bay window. Feature marble fireplace with open grate. Picture rail and original coving.

**Inner Hallway**
8'5 x 8'1 (2.57m x 2.46m)
A useful utility area with radiator is located in this area, along with the cylinder water tank and gas central heating boiler(serviced in Dec 25) Laminate flooring. Under floor heating controls. Internal door leads into the Studio.

**Cloakroom/WC**
4'5 x 2'10 (1.35m x 0.86m)
Half tiled cloakroom with 2 piece suite which includes a low level WC and wash hand basin.

**Studio**
13'4 x 8'0 (4.06m x 2.44m)
A versatile room with a welcoming ambiance, front aspect window. Separate consumer unit. Front access door.

**Reception/Sitting Room**
17'5 x 13'10 (5.31m x 4.22m)
Splendid family sitting/reception room with feature marble fireplace with open grate. Original coving. French doors leading onto the rear gardens.

**Hallway**
12'2 x 4'3 (3.71m x 1.30m)
Leading through to the rear of the property and to the Pantry/Utility Room

**Pantry/Utility**
10'0 x 7'7 (3.05m x 2.31m)
Generous pantry/store/utility rom with a range of base and wall units. Space for fridge/freezer. Surplus amounts of storage space.

**Open Plan Kitchen/ Breakfast/Living Room**
22'8 x 20'10 (6.91m x 6.35m )
Stunning open plan living/kitchen/breakfasting area which really is the 'HUB' of this well proportioned family living space which is complemented with a KING SPAN LANTERN CEILING and Bi-Fold doors opening onto the rear patio and gardens. range of base and wall units with Granite work surfaces and inset Belfast Sink. A fabulous breakfasting Island with Gas Hob & Extractor Fan and 3 drop feature lights. Integrated wind chiller &dishwasher. Range of 3 integrated ovens and inset microwave. Downlighting and two side aspect windows provide a good degree of natural lighting. Underfloor heating.

**First Floor Landing**
10'7 x 5'11 (3.23m x 1.80m)

**Front Double Bedroom 1**
13'10 x 12'8 (4.22m x 3.86m )
Generously proportioned main double bedroom with front aspect window. Feature cast fireplace.

**Rear Double Bedroom 2**
13'11 x 13'10 (4.24m x 4.22m)
Spacious second double bedroom with rear aspect window enjoying views over the gardens. Feature cast fireplace.

**Rear Double Bedroom 3**
13'6 x 12'6 (4.11m x 3.81m)
Spacious third double bedroom with rear aspect window enjoying views over the gardens. Feature cast fireplace.

**Exquisite Family Bathroom**
11'0 x 7'8 (3.35m x 2.34m)
A luxury family bathroom with free standing bath with shower spray attachment, wall hung WC, wall hung wash hand basin set in vanity unit with cupboards and drawers. Double shower area with mains rainfall shower and feature illuminated inset shelving. Underfloor heating and low level sensors. Linen/toiletry storage cupboard.

**Second Floor Landing**
12'6 x 6'9 (3.81m x 2.06m)
Store cupboard

**Rear Double Bedroom 4**
16'0 x 13'0 (4.88m x 3.96m )
Original cast fireplace. Surplus amounts of storage space to four eaves cupboards.

**Occasional Room**
7'11 x 6'3 (2.41m x 1.91m)
Comprising of a 3 piece suite which includes a low level WC, pedestal wash hand basin and chrome heated radiator. (No building regulation certificates)

**Rear Double Bedroom 5**
13'8 x 12'6 (4.17m x 3.81m )
A further fifth double bedroom with rear aspect window overlooking the gardens. Cast fireplace.

**Outside**
Front low level brick walling and a stone pillar entrance onto the block paved driveway provides ample car parking spaces. Generous level private enclosed rear gardens with brick wall perimeter boundaries. Well tended good sized lawn and low brick walling with inset beds. Impressive Indian rear and side stone patios. External hot and cold water taps and external electrical sockets. BBQ & Pizza area which is the most excellent area for outside fresco dining and social/family enjoyment with additional Hot Tub Area! Substantial Brick Garden store.

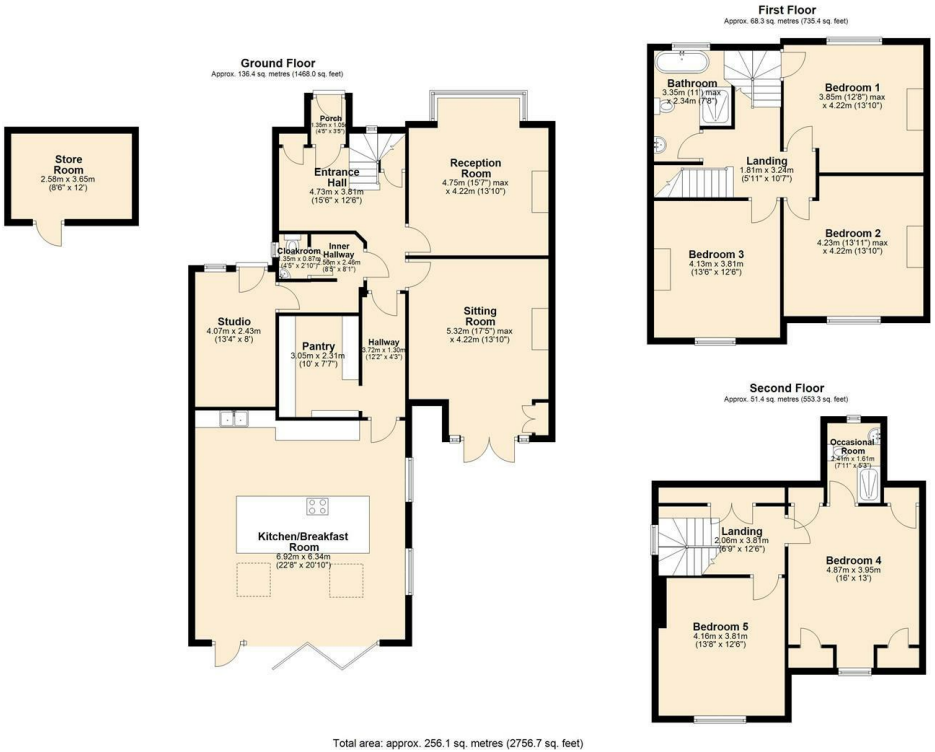
**Store Room**
12'0 x 8'6 (3.66m x 2.59m )

## School catchment areas

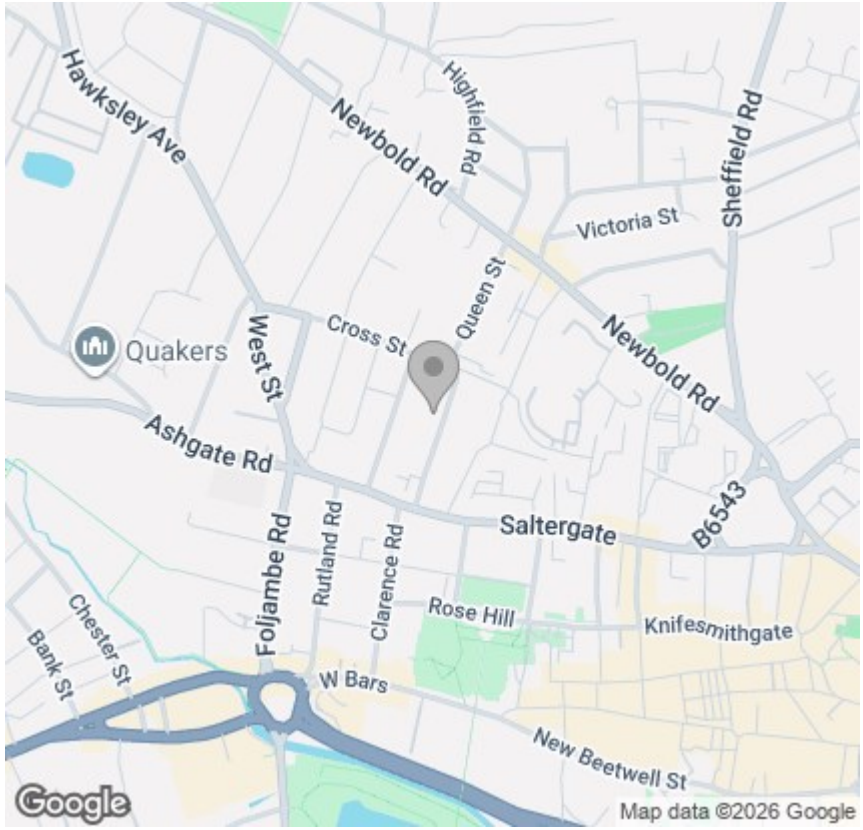
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



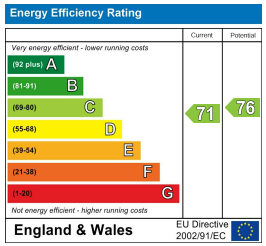

## Area Map

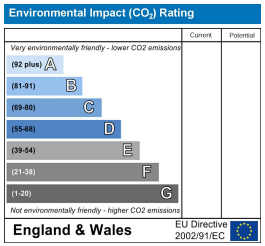



## Viewing

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.

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