14 OLD PHEASANT COURT



BLENHEIM



OFFERING OUTSTANDING LIVING SPACES AND BEING WONDERFULLY APPOINTED FOR A GROWING FAMILY, WELCOME TO 14 OLD PHEASANT COURT.

Beautifully presented throughout, this five bedroomed detached home boasts a highly versatile layout alongside a magnificent exterior, thoughtfully designed for seamless indoor-outdoor living.





LOUNGE

On the ground floor are an array of flexible living spaces perfectly suited to modern family life.

The lounge features a fireplace, creating a warm and welcoming atmosphere, whilst the living room provides additional space for hosting and entertaining. At the heart of the home is the well-appointed breakfast kitchen, which flows effortlessly into a dining room illuminated by a feature roof lantern. Both the breakfast kitchen and dining room benefit from bi-folding doors opening onto the rear garden, allowing natural light to flood the space. Completing the ground floor is a practical utility room and a WC.

The first floor houses four double bedrooms, including two bedroom suites and an additional single bedroom, offering ideal flexibility for a home office. A stylish family bathroom serves the remaining bedrooms. Externally, the property sits on an impressive plot with generous off-road parking to the front. The L-shaped outdoor space is a stand-out feature, offering multiple seating areas, a covered hot tub area, and provision for an outdoor kitchen alongside a good-sized garden. Adding a fantastic touch to the garden is a separate, well-equipped bar, creating a wonderful setting for hosting guests.

The property is close to the local amenities of Chesterfield with its extensive number of shops, restaurants and public houses. Sheffield can be reached in approximately 25 minutes by car, and popular Peak District locations such as Chatsworth House, Bakewell and Matlock are close by. There is also good access to the M1 motorway network for journeys further afield. Chesterfield railway station can be reached in under 10 minutes, with direct trains to Derby, Nottingham, Sheffield, Leeds, Manchester and Birmingham.

The property briefly comprises of on the ground floor: Entrance hall, lounge, storage cupboard, living room, storage cupboard, WC, utility room, breakfast kitchen and dining room.

On the first floor: Landing, master bedroom, master dressing room, master en-suite bathroom, family bathroom, storage cupboard, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, bedroom 4 and bedroom 5.

Outbuildings: Bar/games room.

GROUND FLOOR

A composite door with obscured double glazed panels opens to the entrance hallway.

Entrance Hall

Having flush light points and tiled flooring with underfloor heating. A timber door with a glazed obscured panel opens to the lounge. Timber doors open to the storage cupboard, living room and breakfast kitchen.

Lounge

21'4 x 11'3 (6.49m x 3.44m)

Having a front facing UPVC double glazed bay window, pendant light points, TV/aerial point and underfloor heating. The focal point of the room is the log burner with a sandstone hearth. UPVC double doors with double glazed panels open to the rear of the property.

Storage Cupboard

A useful area for storage.

WC

Being fully tiled with a side facing UPVC double glazed obscured window, strip lighting and a central heating radiator. A suite in white comprises a wall mounted WC and a wash hand basin with a black mixer tap and an illuminated vanity mirror above.

Living Room

16'4 x 16'1 (4.99m x 4.89m)

With side facing UPVC double glazed windows, recessed lighting and LVT flooring with underfloor heating. Timber doors open to the storage cupboard, WC and utility room. A UPVC door with a double glazed panel opens to the side of the property.

Storage Cupboard

Having a flush light point and shelving.

WC

Having a side facing double glazed obscured window, pendant light point and LVT flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Utility Room

With a flush light point and an electric heater. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.0 bowl sink with a chrome mixer tap. A cupboard houses the boiler. There is provision for a washing machine and tumble dryer. A UPVC door with a double glazed panel opens to the side of the property.

Breakfast Kitchen

20'10 x 16'0 (6.35m x 4.88m)

A beautifully appointed breakfast kitchen with a rear facing UPVC double glazed window, recessed lighting and tiled flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl sink with a chrome mixer tap with a boiling water function. Appliances include a NEFF induction hob, extractor hood, two ovens, a full-height fridge and freezer, a wine cooler and a dishwasher. An opening gives access to the dining room. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

Dining Room

13'1 x 11'11 (4.02m x 3.62m)

Having an aluminium double glazed roof lantern, pendant light point, recessed lighting and tiled flooring with underfloor heating. An aluminium door with a double glazed panel opens to the side of the property. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

From the entrance hall, a staircase with a timber handrail and balustrading rises to the first floor.





BREAKFAST KITCHEN



DINING ROOM



LIVING ROOM



LIVING ROOM



UTILITY ROOM



WC

FIRST FLOOR

Landing

Having a front facing UPVC double glazed window, a pendant light point and a central heating radiator. Timber doors open to the master bedroom, family bathroom, storage cupboard, bedroom 2, bedroom 3, bedroom 4 and bedroom 5.

Master Bedroom

16'0 x 14'0 (4.88m x 4.26m)

A large master bedroom with side facing UPVC double glazed windows, pendant light points, flush light points and central heating radiators. Fitted furniture includes long hanging and shelving. Access can be gained to loft storage. An opening gives access to the master dressing room.

Master Dressing Room

With a flush light point. Fitted furniture includes long hanging and shelving. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, an extractor fan, a chrome heated towel rail and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and two wash hand basins with chrome mixer taps and a heated vanity mirror above. A panelled bath has a chrome mixer tap. To one corner is a separate shower with a fitted rain head shower, additional hand shower facility and a glazed screen/door.

Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, an extractor fan, a chrome heated towel rail and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled bath with a rain head shower, additional hand shower facility and a glazed screen/door.

Storage Cupboard

Housing the hot water cylinder.

Bedroom 2

12'4 x 12'2 (3.76m x 3.72m)

A good-sized double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled with recessed lighting, an extractor fan and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A separate shower enclosure has a fitted shower, additional hand shower facility and a glazed screen/door.

Bedroom 3

11'4 x 10'7 (3.45m x 3.22m)

A further double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 4

11'4 x 10'6 (3.45m x 3.20m)

A double bedroom with a rear facing UPVC double glazed window, a pendant light point and a central heating radiator.

Bedroom 5

8'4 x 6'9 (2.53m x 2.05m)

Having a rear facing UPVC double glazed window, a flush light point and a central heating radiator.



LANDING

MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 4



FAMILY BATHROOM

EXTERIOR & GARDENS

To the front of the property is a driveway with parking for four vehicles and exterior lighting. Access can be gained to the main entrance door.

A timber gate opens to the left hand side of the property, where there is exterior lighting and external power. Access can be gained to the utility room, living room and dining room.

There are two hard-standing pergolas, one with the provision for a hot tub, the other with the provision for an outdoor kitchen/bar.

The stone flagged path continues to the rear where there is exterior lighting, external power, a water tap and a stone flagged patio. Beyond the patio is a garden, mainly laid to lawn with plants. Access can be gained to the breakfast kitchen, dining room and lounge.

A stone flagged path continues to the bar/games room.

Bar

23'6 x 15'8 (7.17m x 4.77m)

A purpose-built bar/games room with light and power.







PLOT - IMAGE FOR ILLUSTRATION PURPOSES ONLY

BAR/GAMES ROOM

GROUND FLOOR & BAR/ GAMES ROOM

Ground Floor Approximate Floor Area:
1,298 SQ.FT. (120.6 SQ.M)

Bar/Games Room Approximate Floor Area:
368 SQ.FT. (34.2 SQ.M)



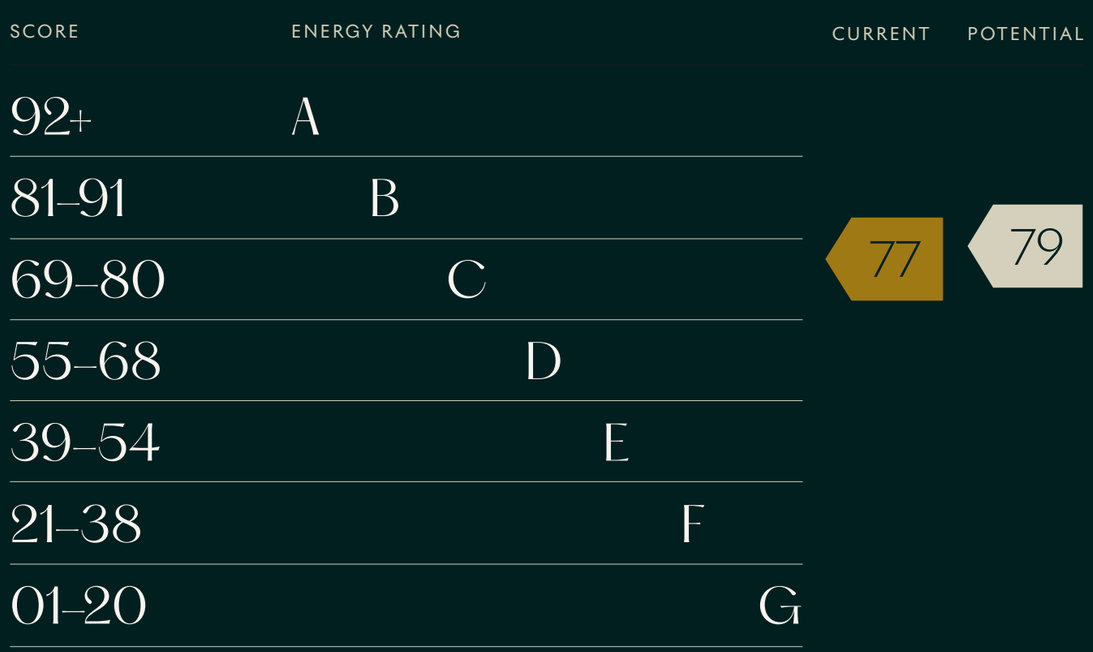
FIRST FLOOR

First Floor Approximate Floor Area:
1,075 SQ.FT. (99.9 SQ.M)

Total Approximate Floor Area (Including Bar/Games Room):
2,741 SQ.FT. (254.7 SQ.M)



BEDROOMS	BATHROOMS
5	3
LIVING ROOMS	**SQFT (MAIN HOUSE & BAR/GAMES ROOM)**
3	2,373/368
TENURE	**COUNCIL TAX**
Freehold	F



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. There are no easements or wayleaves and the flood risk is very low.

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S40 3GY

Offers in Excess of £695,000

Viewing strictly by appointment with our consultant on: 0114 358 2020

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