



The Grange, Ashgate, Chesterfield, S42 7PS

welcome to

The Grange, Ashgate Chesterfield

****Guide Price £600,000 - £620,000****

Attractive five-bedroom detached family home in Ashgate, offering, a modern kitchen with utility, conservatory, two en-suites, double garage, ample parking and landscaped gardens, conveniently located close to local amenities and transport links.

Front Of Property Driveway & Double Garage

The property enjoys an attractive kerb appeal, set back from the road behind a well-maintained lawned frontage with mature planting. A generous block-paved driveway provides ample off-road parking for multiple vehicles and leads directly to the attached double garage, offering excellent storage, parking and workshop potential.

Porch

A practical entrance porch provides a welcoming first impression and offers useful space for coats and footwear before leading into the main accommodation.

Hall

A spacious and inviting reception hall creates a wonderful sense of arrival. Featuring an impressive galleried landing overhead, the hall provides access to the principal ground floor rooms and staircase rising to the first floor.

Downstairs W/C

Conveniently positioned off the hallway and fitted with a low flush WC and wash hand basin, complemented by contemporary styling and natural light from a side-facing window.

Study

Positioned off of the hall, the study offers an ideal working from home space and is conveniently positioned next to the ground floor w/c.

Kitchen

A beautifully appointed modern kitchen fitted with an extensive range of contemporary wall and base units complemented by contrasting work surfaces. The space incorporates integrated appliances,

Stairs & Landing

The staircase rises to an impressive galleried landing, enhancing the sense of space throughout the home. Providing access to all first-floor accommodation, the landing benefits from natural light and useful storage opportunities.

Bedroom One

A substantial double bedroom positioned to the rear of the property enjoying pleasant garden views. The room offers extensive space for freestanding furniture with access to an en-suite shower room.

En-Suite

Fitted with a power shower, low flush WC and wash hand basin, providing convenient facilities to the principal bedroom.

Bedroom Two

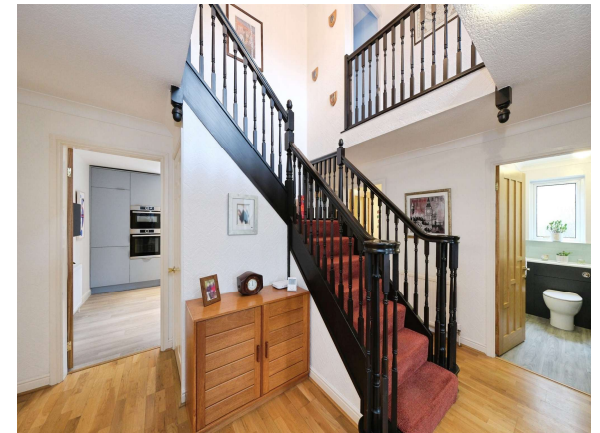
A spacious double bedroom offering excellent floor space for furniture and benefiting from its own en-suite facility, making it ideal for guests or older family members seeking additional privacy.

En-Suite

Comprising a shower enclosure, WC and wash hand basin, finished in a clean and practical style.

Bedroom Three (hobby Room)

Currently utilised as a dedicated hobby and craft room, this exceptionally versatile space offers extensive floor area and storage options. Equally suitable as a double bedroom, home office, games room or studio depending upon individual requirements.





Bedroom Four

A well-proportioned double bedroom featuring a pleasant outlook and ample room for bedroom furnishings, making it ideal for family members or guests.

Bedroom Five

A generous single bedroom offering flexibility for a variety of uses including a nursery, study or traditional bedroom accommodation.

Family Bathroom

The family bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower, hand wash basin and low flush WC. Attractive tiling and natural light create a bright and functional family space.

Rear Garden

The enclosed rear garden is a particular feature of the property, having been thoughtfully landscaped to provide a wonderful outdoor environment. An Indian Sandstone patio offers the perfect space for outdoor dining and entertaining, while the well-maintained lawn is bordered by established shrubs, mature trees and planting. Offering a high degree of privacy, the garden provides an ideal setting for families to enjoy throughout the year.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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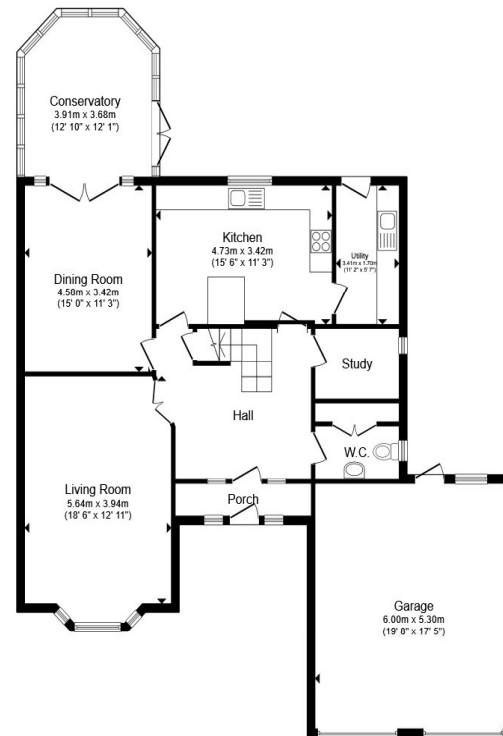
- **Guide Price £600,000 - £620,000**
- Council Tax Band - G
- Spacious Living Room with Feature Fireplace
- Modern Fitted Kitchen with Breakfast Bar
- Separate Utility Room

Tenure: Freehold EPC Rating: Awaited

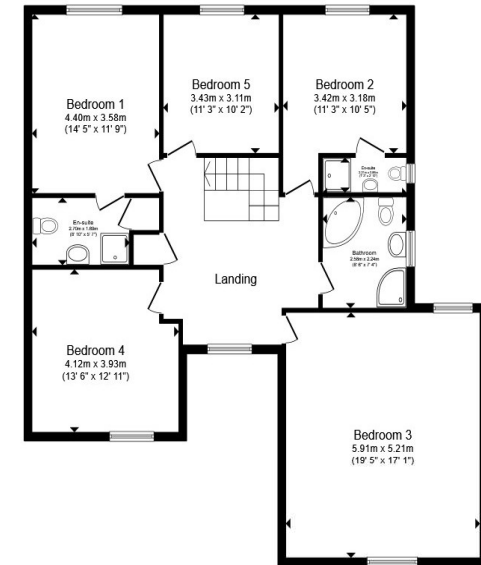
Council Tax Band: G

guide price

£600,000



Ground Floor



First Floor

Total floor area 252.3 m² (2,716 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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Property Ref:
CSF105538 - 0006

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