



134, St Johns Road

Chesterfield, S41 8TW

Description

A quite beautiful family home which is believed to have been constructed in the late 1920's in the Victorian style. The parapet on the façade was designed to give the home even more grandeur and when you combine the attractive aesthetics of the property with the long drive approach and the excellent, and private, walled grounds that extend to over 1.1 acres the end result is quite wonderful. Priory House is an absolutely beautiful home. The current owners have modernised, by extending the kitchen in 2019 which also formed space for a large boot room/utility room along with adding an ensuite double bedroom, on the ground floor, by adding a link from the house to the now converted double garage. A new and improved double garage is situated to the rear of the house so as not to impede the first impression of the home when approaching via the drive. With over 4123 square feet of living space, Priory House has a great balance between land and accommodation and offers plenty of room for a growing family and for people who spend time working from home. The location, in Newbold, is also well regarded. Close to surrounding countryside yet within an easy drive of the town centre alongside Chesterfield Royal Hospital. It is also conveniently close to the M1 and the ring road, which provides speedy access into the city of Sheffield making it an attractive place to live. If you are looking for a statement home with land then a viewing is very much advised.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.



- ELR Premium sale - Buyers fees of £595 including VAT will apply.
- Gated, long drive approach with parking for several cars and a detached double garage to the rear.
- Wide and welcoming reception hall and a separate utility/boot room.
- Six good bedrooms (one currently utilised as a dressing room), including one suite on the ground floor.
- Magnificent drawing room with a dual aspect and a log burner providing a cosy feel in the colder months of the year.
- Fabulous, open plan dining kitchen with Crittall glazing, lantern light, island and elegant granite work surfaces.
- Large, south facing grounds that extend to over 1.1 acres. Including formal gardens, a vegetable garden and being enclosed for privacy and security.
- Dining room with wood panelling and a further wood burner framed by an elegant Minster fireplace alongside an additional reception room which provides a versatile space for families.
- Three bathrooms (two ensuites) and three separate W,C's



Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595

(including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.









Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

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