

Kentmere Way,Staveley Chesterfield S43 3TW

william h brown

welcome to

Kentmere Way, Staveley Chesterfield

Move in for Christmas! This modern three-bedroom semi-detached home offers spacious accommodation over three floors, featuring a lounge/diner, kitchen, conservatory, WC, family bathroom and principal bedroom with en-suite. Complete with off-street parking, EV charging point and garden.

Entrance Hall
Double glazed exterior door opens into a welcoming entrance hall with laminate flooring, stairs to the first floor, radiator and doors to:

Lounge/Diner
This comfortable room provides space for casual seating and formal dining. Well-let by French doors leading to the conservatory and bathing the space in natural light. With laminate flooring and radiator.

Conservatory
The addition of a conservatory brings another dimension to this home and allows the garden to be enjoyed year round. With laminate flooring and French doors to the garden.

Kitchen
The property features a well-appointed kitchen with a selection of wall, base and drawer units providing ample storage. The cabinetry is complimented by granite effect counter-tops and bevelled edged tiled splashbacks which compelete the contemporary styling of the space. The kitchen featues an eye-level electric oven, elextric hob and extractor hood. Space is proivided for a washing machine and free-standing fridge/freezer. A composite sink and drainer unit sits beneath a double glazed window overlooking the properties frontage. With tiled flooring and radiator.

W.C
A must have in a modern home - Fitted with low level WC, hand-wash basin and with frosted double glazed window to the front elevation.

First Floor Landing
Carpeted stairs ascend to a central landing area, with stairs to the second floor, built in storage cupboard and doors to:

Bedroom Two
A comfortable double bedroom with fitted carpet, radiator and two double glazed windows to the rear.

Bedroom Three
A guests/occasional double currently utilised as a comfortable home office. With fitted carpet, radiator and two double glazed windows to the front elevation.

Bathroom
Fitted with a white suite comprising panel bath with fitted glass shower screen and mains powered shower over, pedestal hand wash basin and low level WC. The bathroom benefits from partial tiling, radiator and frosted double glazed window.

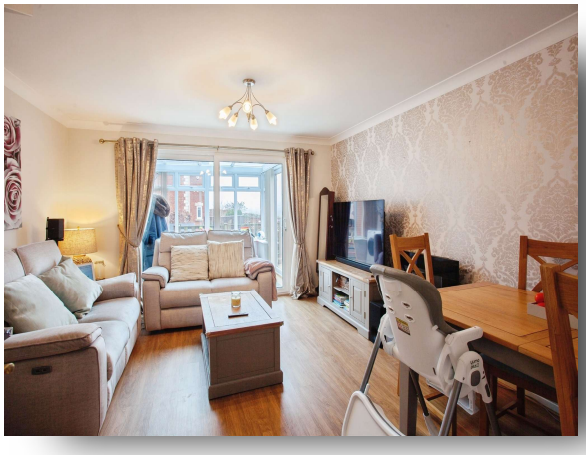
Second Floor/Principal Bedroom
A generous principal suite occupying the top floor of the property. The bedroom benefits from a suite of fitted wardrobes providing ample storage. The space is well lit by a double glazed window to the front elevation and skylight to the rear. With fitted carpet, radiator and door to:

En-Suite Shower Room
Fitted with a chrome and glass walk in shower cubicle with mains powered shower, hand-wash basin and low level WC. The en-suite benefits from partial tiling, radiator and skylight.

Outside
The property stands back from the road at the head of a lawn frontage. A drive-way provides off-street parking for two vehicles and an EV charging point is in place for those with electric or hybrid vehicles. To the rear, the property benefits from a generous









raised patio for al-fresco dining, which steps down to a lawned garden with further patio for more casual seating. With brick and fenced boundaries and storage shed.

Agents Notes

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

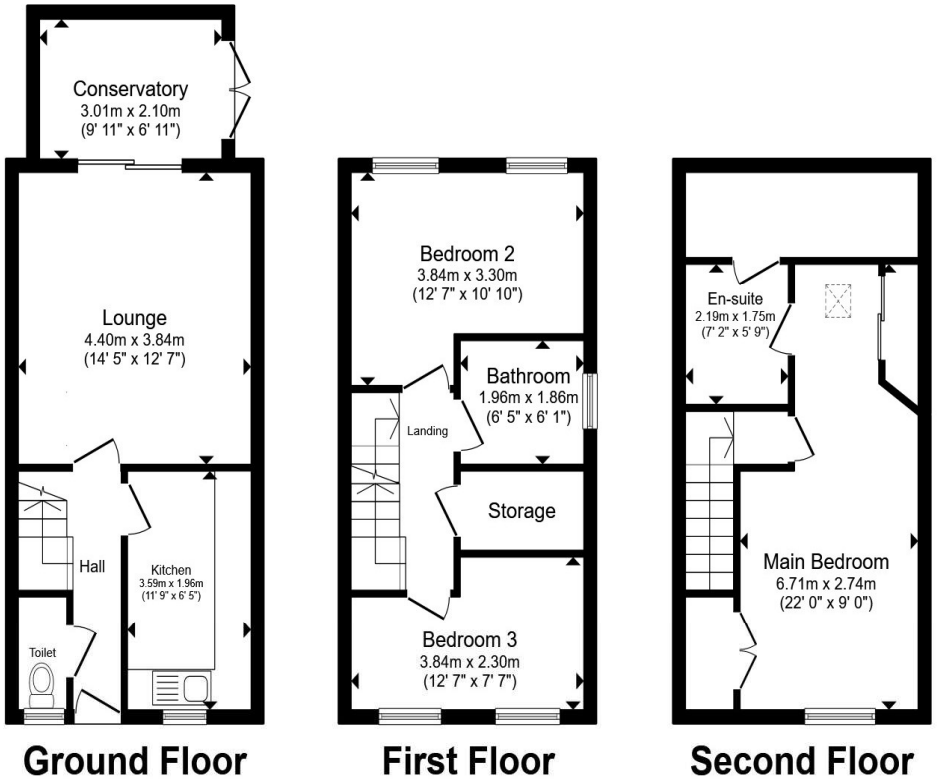
welcome to

Kentmere Way, Staveley Chesterfield

- Move in For Christmas! / Council Tax Band B
- Three-bedroom semi-detached home arranged over three floors
- Lounge/diner with French doors leading to the conservatory
- Modern fitted kitchen with ample storage and integrated cooking appliances
- Conservatory providing additional living space and garden access

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£184,950



Total floor area 95.2 m² (1,025 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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The Property Ombudsman

Property Ref:
CSF105049 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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