wards
estate agents

24 Old School Lane

Calow, Chesterfield, S44 5UE

Guide price £280,000

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GUIDE PRICE £280,000-£290,000.

Offered to the open market with NO CHAIN!

We are delighted to present this well maintained THREE BEDROOM DETACHED FAMILY HOUSE which is situated on a superb SOUTH WEST FACING garden plot with splendid potential for side or rear extension (STPP). located in this ever popular cul de sac residential setting being extremely convenient for local amenities, local schools, Calow Royal Hospital and excellent road network links to the A61/A617 and M1 motorway junction 29/29a/30.

Internally the property would benefit from some updating and currently benefits from Electrical Inspection 2/3/2021, Gas Central Heating- Boiler Installed 8/2/2024 with 5 Year Warrant- service 12/12/2025 with gas safety certificate. uPVC double glazing and comprises of front open canopy porch, hallway, front reception room, dining area and integrated fitted kitchen. To the first floor main double bedroom with fitted wardrobes, second double bedroom and a versatile third single bedroom which could be used for office/home working. Family bathroom with 3 piece suite.

Front shared entrance drive leads to the property driveway which provides ample car standing spaces for 2/3 vehicles and leads to the detached brick garage. Side secure gateway which gives access to the side and rear gardens. Open plan lawn which has well established borders. Garden shed. External electrical socket. Splendid enclosed landscaped rear gardens with pleasant aspect. Substantial fenced and tree lined boundaries. Paved pathways with neat colour pebble borders. Further areas of plum slate to the borders with a superb abundance of established shrubbery, annual perennials and well tended planted rockery. Front and rear external electric sockets. Rear external water taps. Composite decked sun terrace. To the side of the property there is a fabulous large decking area with low level stepping and inset subtle lighting.

Additional Information

Last Electrical Inspection 2/3/2021
Gas Central Heating- Gas Boiler Installed 8/2/2024 with 5 Year Warranty. Last boiler service 12/12/2025 with gas safety certificate.
uPVC Double Glazed windows
Gross Internal Floor Area-83.6 Sq.m/ 900.1 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Hasland Hall Community School

Canopy Porch

Entrance Hall

5'3" x 4'6" (1.60m x 1.37m)

Front uPVC entrance door leads into the hallway where a staircase climbs to the first floor accommodation.

Reception Room
14'9" x 12'10" (4.50m x 3.91m)

Family reception room with front aspect window overlooking the front gardens. Feature fireplace with marble back & hearth and having an electric fire. Useful understairs store cupboard where the Electric Consumer Unit is placed. Last Electrical Inspection 2/3/2021. Laminate flooring. Door into the Dining Area.

Dining Room
8'7" x 7'11" (2.62m x 2.41m)

This is an open plan dining area with the kitchen. There is a uPVC door onto the rear landscaped gardens plus a rear aspect window.

Integrated Kitchen
8'7" x 7'7" (2.62m x 2.31m)

Comprising of a range of base and wall units with complimentary work surfaces having an inset composite sink with mixer tap. Integrated electric oven and 4 ring gas hob. Space and plumbing for washing machine, space for fridge/freezer. Gas Boiler Installed 8/2/2024 with 5 Year Warranty. Last boiler service 12/12/2025 with gas safety certificate. Rear aspect window overlooking the gardens.

First Floor Landing
11'3" x 6'4" (3.43m x 1.93m)

Airing cupboard with cylinder water tank. Access to the insulated loft space.

Rear Double Bedroom One
13'0" x 9'6" (3.96m x 2.90m)

Main double bedroom which enjoys a rear aspect window with pleasant view over the landscaped gardens. Range of two double and single wardrobes.

Front Double Bedroom Two
10'7" x 9'6" (3.23m x 2.90m)

A second double bedroom having a front aspect window. Splendid view of Calow Church Spire.

Front Single Bedroom Three
7'7" x 5'9" (2.31m x 1.75m)

A versatile third bedroom with front aspect window. This bedroom could also be used for office/study or home working space.

Family Bathroom
6'3" x 6'2" (1.91m x 1.88m)

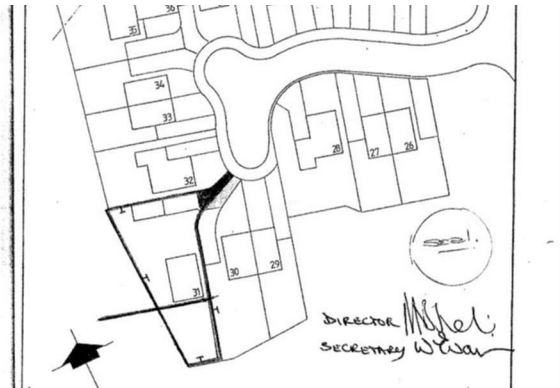
Comprising of a 3 piece suite which includes a panelled bath with mains shower spray, pedestal wash hand basin and low level WC. Wall mounted toiletry cabinet.

Detached Brick Garage
16'11" x 8'7" (5.16m x 2.62m)

Detached single brick garage with pitched roof. Provides surplus amounts of storage in the roof area and a range of base cupboards for additional storage.

Outside
Front shared entrance drive leads to the property driveway which provides ample car standing spaces for 2/3 vehicles and leads to the detached brick garage. Low maintenance area of colour pebbles with paved pathway to the front entrance and leading around to the side secure gateway which gives access to the side and rear gardens. Open plan area of lawn which has well established borders which are full stocked with mature trees, bushes and shrubbery. Garden shed to the rear of garage.
External electrical socket.

Splendid enclosed landscaped rear gardens with pleasant aspect. Substantial fenced and tree lined boundaries. Paved pathways with neat colour pebble borders. Further areas of plum slate to the borders with a superb abundance of established shrubbery, annual perennials and well tended planted rockery..Front and rear external electric sockets. Rear external water taps. Composite decked sun terrace. To the side of the property there is a fabulous large decking area with low level stepping and inset subtle lighting. Screened bin storage area, external electric socket point and external water taps. Superb setting for social and family external fresco dining and enjoyment.

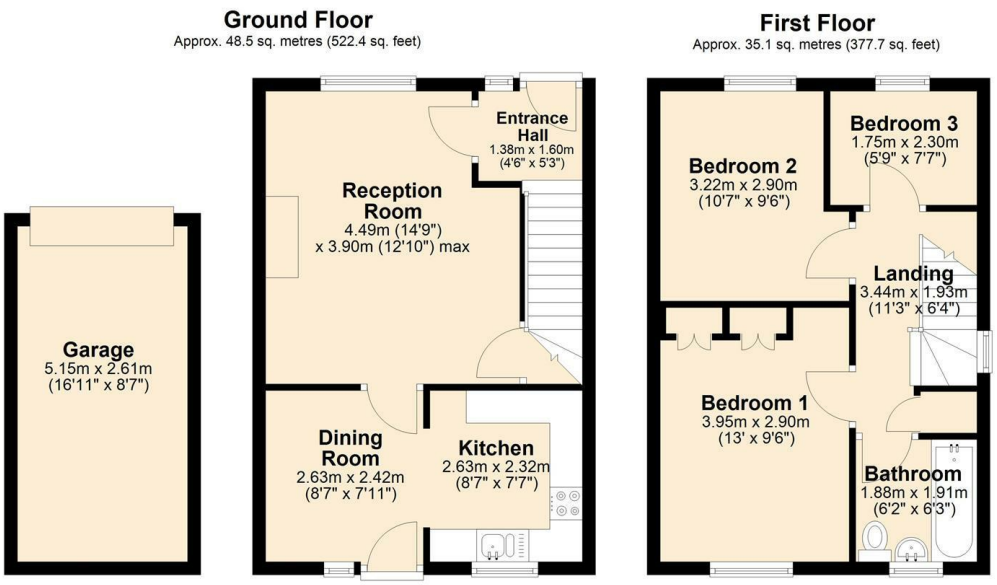


School catchment areas

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



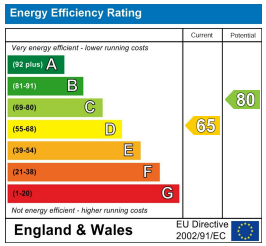
Total area: approx. 83.6 sq. metres (900.1 sq. feet)

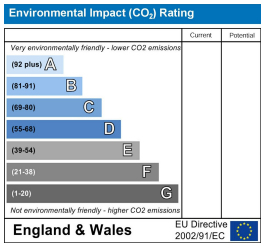
Area Map

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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