



w**ards**
estate agents

15 Birch Close

Grassmoor, Chesterfield, S42 5YD

Guide price £400,000

15 Birch Close

Grassmoor, Chesterfield, S42 5YD

Guide Price £400,000 - £425,000
Internal viewing is recommended to fully appreciate this generously proportioned EXTENDED DETACHED FIVE BEDROOM/THREE BATHROOM FAMILY HOUSE- Located in a cul de sac position on this extremely popular residential development in the village of Grassmoor, being well placed for access to local amenities, excellent transport links including direct access to the M1 just a short distance away, perfect for commuters and also being close to Chesterfield and Clay Cross and the FIVE PITS TRAIL.

Well proportioned family living accommodation benefits from gas central heating with a Combi boiler (new in 2024),sealed unit double glazing and 16 owned solar panels. Comprising of porch to entrance hallway, cloakroom/WC, family reception room, integrated dining kitchen, conservatory, office and utility. To the first floor principal double bedroom with splendid en suite with 5 piece suite, 2nd double bedroom with en suite shower room, three further good sized bedrooms and superb family shower room with 3 piece suite.

Front tarmac driveway which provides ample car standing spaces and leads to the Double Garage. Manicured low screen hedging.

Side access gate leads to the enclosed rear gardens. Stone patio and additional corner paved seating area and well tended lawn with decorative gravel and well stocked planted borders- A perfect setting for family/social outside entertaining/enjoyment!! Two large wooden garden sheds/workshops. Outside lighting, external electrical sockets and water taps.

Additional Information

Gas Central Heating- Worcester Greenstar Hi-Flow 440 CDI Boiler- Installed in 2024
uPVC sealed unit double glazed windows
16- photovoltaic solar panels (owned)
Gross Internal Floor Area- 177.0 Sq.m/ 1905.7 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area - Tupton Hall School

Storm Porch

Front entrance door into the entrance hall.

Entrance Hall

14'6" x 6'3" (4.42m x 1.91m)

Includes Oak flooring and has stairs leading to the first floor.

Cloakroom/WC

6'5" x 3'0" (1.96m x 0.91m)

Comprising of a modern White 2 piece suite which includes a wash hand basin in vanity unit and low level WC.

Reception Room

15'5" x 14'11" (4.70m x 4.55m)

Well proportioned family reception room with Oak flooring. Feature fireplace with marble inset & hearth with electric fire. Double doors to the Dining Kitchen.





Dining Kitchen

21'6" x 9'4" (6.55m x 2.84m)

Comprising of a range of White fronted base, wall and drawer units with concealed lighting and complimentary work surfaces having an inset stainless steel sink with mixer tap and additional down lighting above. Breakfast island with breakfast bar. Integrated appliances include electric double oven and hob with extractor fan above. Space for dishwasher and fridge/freezer. Useful under stair storage cupboard. Oak flooring. Doors with access to the Conservatory.

Brick/uPVC Conservatory

12'4" x 9'7" (3.76m x 2.92m)

Superb conservatory with French doors onto the rear patio and gardens.

Office/Home Working Room

8'6" x 6'7" (2.59m x 2.01m)

A versatile room with Oak flooring and access to the utility.

Utility

8'6" x 7'5" (2.59m x 2.26m)

Having part tiling and includes a range of fitted White base and wall units with complementary work surfaces over with extra worktop. There is an inset stainless steel sink. Space and plumbing for washer, space for tumble dryer. Oak flooring. uPVC door to the rear and door into the garage.

First Floor Landing

15'1" x 9'10" (4.60m x 3.00m)

Access to the attic. Built in storage cupboard.

Principal Double Bedroom

15'6" x 14'5" (4.72m x 4.39m)

Well proportioned main double bedroom with downlighting and two front aspect windows. Range of fitted bedroom furniture with wardrobes, drawer units & bedside cabinets. Loft access hatch and glazed bi-fold doors to the en suite.

Exquisite En Suite

14'4" x 8'2" (4.37m x 2.49m)

Partly tiled en suite comprising of a 5 piece modern suite which includes a freestanding double ended bath with floor mounted shower/bath mixer tap, shower cubicle with mains shower, 2 recessed wash hand basin with vanity storage above, below and to the sides, low level WC. Two chrome heated towel rails, downlighting and tiled floor.

Double Bedroom 2

11'11" x 11'3" (3.63m x 3.43m)

A second spacious double bedroom with 2 front aspect windows. Access to en suite.

En Suite Shower Room

6'0" x 5'6" (1.83m x 1.68m)

Being partly tiled and comprising of a White 3 piece suite which includes a corner shower cubicle, wash hand basin and low level WC> Chrome heated towel rail, downlighting and tiled flooring.

Front Bedroom 3

10'1" x 9'3" (3.07m x 2.82m)

A third spacious bedroom with two front aspect windows.

Rear Bedroom 4

11'11" x 6'4" (3.63m x 1.93m)

A fourth generous bedroom with rear aspect window overlooking the gardens.

Single Bedroom 5

9'3" x 6'5" (2.82m x 1.96m)

A versatile bedroom which could also be used for office or home working if required.

Luxury Shower Room

7'2" x 6'1" (2.18m x 1.85m)

Superbly fitted family shower room which comprises of a 3 piece suite which includes a walk-in shower enclosure with mixer shower, wash hand basin with storage below, low level WC. Downlighting and tiled floor.





Outside

Front tarmac driveway which provides ample car standing spaces. Manicured low screen hedging.

Side access gate leads to the enclosed rear gardens. Stone patio and additional corner paved seating area and well tended lawn with decorative gravel and well stocked planted borders- A perfect setting for family/social outside entertaining/enjoyment! Two large wooden garden sheds/workshops. Outside lighting, external electrical sockets and water taps.

Double Integral Garage

18'1" x 14'10" (5.51m x 4.52m)

Having electric door, lighting and power.

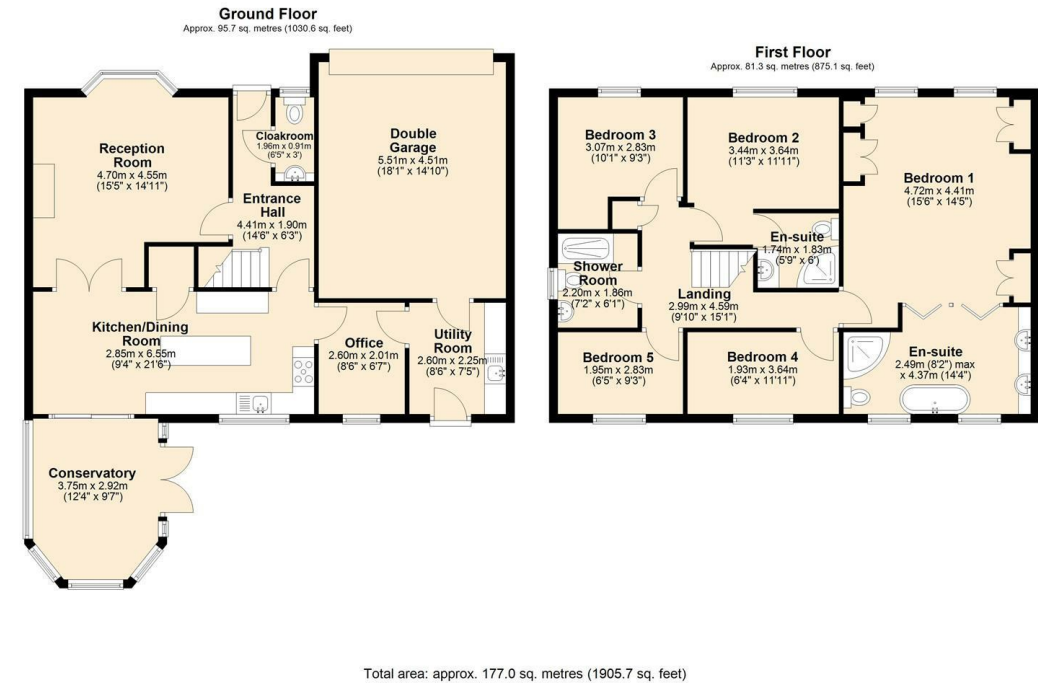


School catchment areas

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.

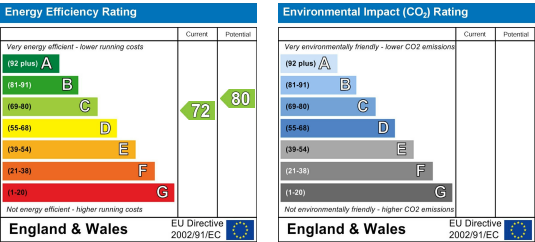
Floor Plan



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



Area Map



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.

