



2 Glenfield Crescent,
Chesterfield, S41 8SF

£219,995

W
WILKINS VARDY

£219,995

DELIGHTFUL SEMI ON CORNER PLOT - THREE BEDS - MODERN KITCHEN - NO CHAIN

Offered for sale with no chain is this delightful semi detached house which offers 797 sq.ft. of well appointed and neutrally presented accommodation. From the entrance hall you are welcomed into a spacious dual aspect room with French doors opening to the rear garden. The modern fitted kitchen includes some integrated appliances. With three comfortable bedrooms and a family bathroom, this is an ideal home for families or those seeking extra space.

Occupying a generous corner plot, the property offers attractive and mature gardens to the front, side and rear, together with driveway parking and a detached single garage.

Situated in an established neighbourhood, this home is close to local amenities, schools, and parks, and is readily accessible for commuter links towards, Chesterfield, Dronfield and Sheffield. making it an excellent choice for those looking to settle in a vibrant community.

- DELIGHTFUL SEMI SAT ON A GOOD SIZED CORNER PLOT
- SPACIOUS DUAL ASPECT LOUNGE/DINER
- FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATNG: C
- THREE BEDROOMS, ONE WITH BUILT-IN STORAGE
- MODERN FITTED KITCHEN
- ATTRACTIVE MATURE GARDENS TO THE FRONT, SIDE & REAR
- NO CHAIN

General

Gas central heating (Ideal Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 74.0 sq.m./797 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School - (Outwood Academy Newbold is nearby)

On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into a ...

Entrance Hall

Having a built-in under stair store cupboard which has space and plumbing for a washing machine. A staircase rises to the First Floor accommodation.

Lounge/Diner

22'9 x 11'4 (6.93m x 3.45m)

A spacious dual aspect reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect gas fire.

uPVC double glazed French doors overlook and open onto the rear of the property.

Kitchen

9'1 x 8'6 (2.77m x 2.59m)

Being part tiled and fitted with a modern range of wall, drawer and base units with complementary granite work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a slimline dishwasher.

Two built-in storage cupboards.

Vinyl flooring.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

11'8 x 11'4 (3.56m x 3.45m)

A good sized front facing double bedroom having a range of built-in wardrobes with overhead storage units.

Bedroom Two

11'4 x 11'1 (3.45m x 3.38m)

A good sized rear facing double bedroom.

Bedroom Three

7'0 x 6'3 (2.13m x 1.91m)

A front facing single bedroom.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.

Built-in 2-door floor to ceiling airing cupboard which houses the gas boiler.

Outside

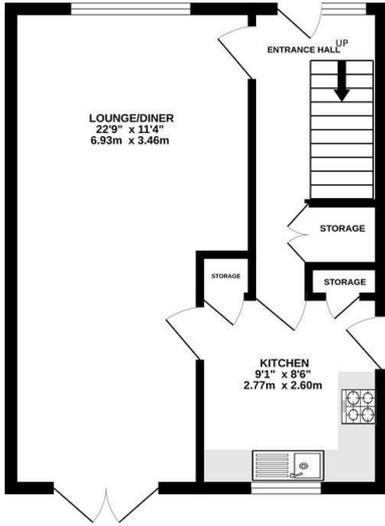
The property sits on a good sized corner plot, having lawned gardens to the front with side borders.

A driveway provides ample off street parking and continues down the side of the property through double gates to a Detached Single Garage.

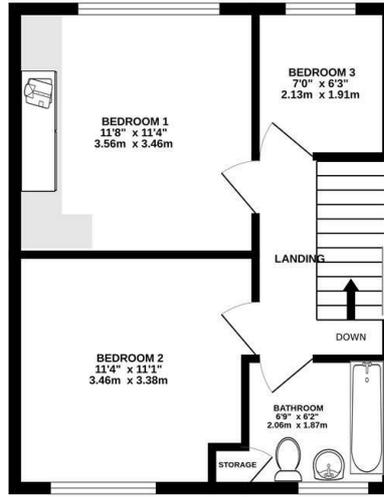
The attractive enclosed side and rear gardens comprise of a raised deck seating area, lawns with side borders and mature planted beds, patio area and a summerhouse.



GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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RICS

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VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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