



**w****ards**  
estate agents

**17 Barley Lane**

Ashgate, Chesterfield, S42 7JA

**Offers in the region of £220,000**



## 17 Barley Lane

Ashgate, Chesterfield, S42 7JA

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!

Well presented and deceptively spacious THREE BEDROOM SEMI DETACHED FAMILY HOUSE! Situated in this extremely popular cul de sac which is within this highly sought after residential location, within easy access of local shops, amenities, schools & bus routes. Holme Brook Valley Park, Linacre Reservoirs and the National Peak Park are very close by. Main commuter links including the M1 J29 and Train Station are within proximity.

Internally the property is well proportioned and benefits from gas central heating with a Combi boiler (new in 2020) uPVC double glazing and includes front entrance door into the fitted kitchen, family reception/dining room. To the first floor main double bedroom, second double and third spacious versatile bedroom which could also be used for office or home working. Superb family bathroom with 4 piece suite.

To the front there is surplus amounts of car parking spaces for 3/4 vehicles. Block paved driveway and additional hardstanding spaces for parking. Integral Garage. Side plum slate border and pathway leading to a secure gate which leads to the rear.

Rear enclosed garden with fenced boundaries, decking area and lawns. Perfect for family and social outside entertaining.







## Additional Information

Gas Central Heating- Vokera Combi 2022 - serviced  
 uPVC Double Glazed Windows/facias/soffits  
 Gross Internal Floor Area- 82.0 Sq.m/ 883.0 Sq.Ft.  
 Council Tax Band - C  
 Secondary School Catchment Area -Outwood Academy Newbold

## Integrated Kitchen

12'8" x 8'11" (3.86m x 2.72m)

uPVC front entrance door leads into the fitted kitchen which comprises of a range of cream fronted base and wall units having complimentary work surfaces and inset stainless steel sink unit. Space for cooker with chimney extractor fan above. Integrated wine rack. Space is provided for dishwasher and fridge/freezer. Consumer unit. Access door into the garage.

## Reception/ Dining Room

17'7" x 13'7" (5.36m x 4.14m)

Spacious family living/dining area with a lovely aspect over the rear gardens. Feature fireplace with electric stove. Stairs climb to the first floor accommodation and there is a useful under stairs store cupboard. uPVC glazed rear door provides access into the gardens.



## First Floor Landing

Access to the insulated loft space.

## Rear Double Bedroom One

12'6" x 8'6" (3.81m x 2.59m)

Main double bedroom with rear window and having a pleasant rear aspect.

## Front Double Bedroom Two

11'7" x 8'5" (3.53m x 2.57m)

A second double bedroom with front aspect window.

## Rear Bedroom Three

8'9" x 8'6" (2.67m x 2.59m)

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





## Family Bathroom

11'4" x 5'8" (3.45m x 1.73m)

Being half tiled and comprising of a 4 piece suite which includes a bath with shower attachment, shower cubicle with mains shower, pedestal wash hand basin and low level WC. Chrome heated towel rail.

## Integral Garage

19'1" x 8'1" (5.82m x 2.46m)

Having lighting and power. Space and plumbing for washing machine. The Vokera Combi boiler is located here, being installed in 2020 and currently serviced.



## Outside

To the front there is surplus amounts of car parking spaces for 3/4 vehicles. Block paved driveway and additional hardstanding spaces for parking. Integral Garage. Side plum slate border and pathway leading to a secure gate which leads to the rear.

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## School catchment areas

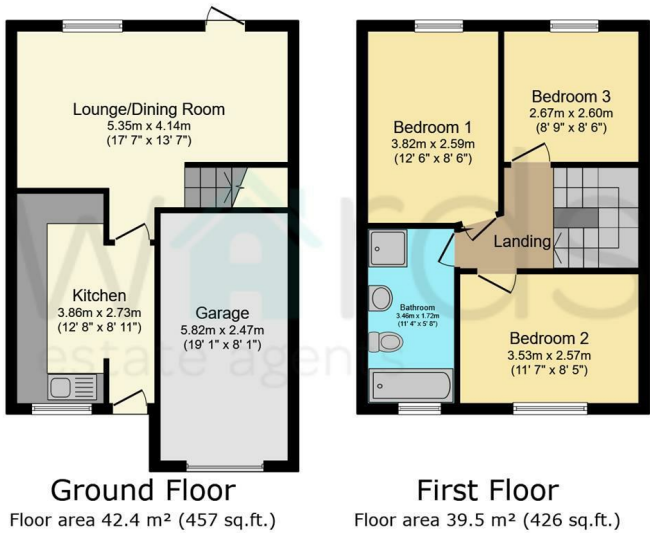
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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.



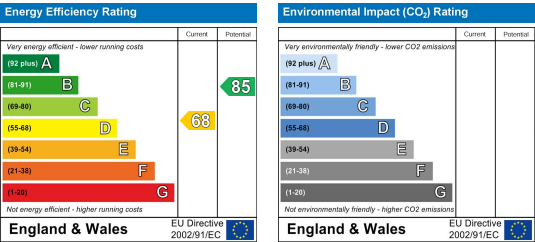
Floor Plan



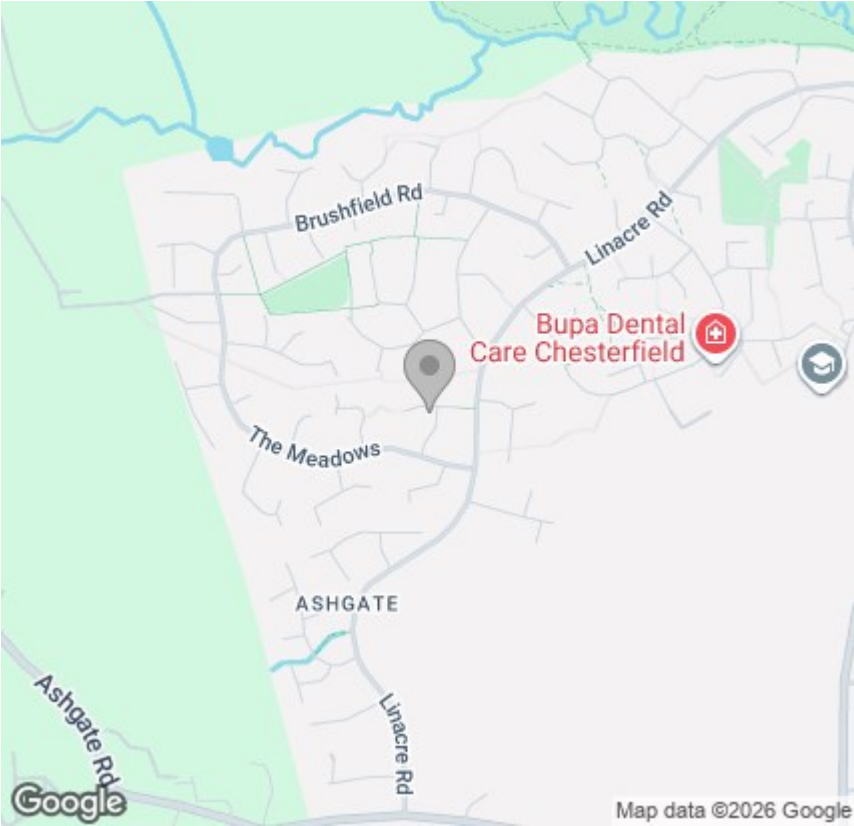
Viewing

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.

