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36 Hawksley Avenue, Chesterfield, S40 4TW

Offers Around £449,950

- Four Bedroom Detached Property
- Convenient for Town Centre access & Transport Links
- Lounge, Conservatory
- Utlility Room and WC Room
- Ample Parking, Garage and Garden to the Rear
- Popular Location
- Spacious Family Living
- Open Plan Kitchen Dining Room
- FOUR Bedrooms, x1 En suite & Family Shower Room
- NO CHAIN!

Unit 11, The Glass Yard Sheffield Road, Chesterfield, Derbyshire, S41 8JY
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36 Hawksley Avenue, Chesterfield S40 4TW

Beautifully Presented Four Bedroom Detached Family Home For Sale in the Desirable Residential Location of Brockwell.

Occupying a generous corner plot, this four bedroom detached property offers over 2,000 sq.ft. of living accommodation, combining generous living space with a practical layout perfect for modern family life.

Positioned in the popular residential location of Brockwell and close to Chesterfield Town Centre this property benefits from being within easy reach of the Town Centre offering of; local independent shops, restaurants, cafés and everyday amenities. Chesterfield Train Station is located only 1.2 miles by car.

The property is entered via a welcoming central hallway which provides access to the principal ground floor rooms, including ; open plan kitchen/ dining room which creates a fantastic social space for both day-to-day family living and entertaining guests, spacious lounge and family room which both offer great versatility for relaxation.

The ground floor is completed with a utility room, WC, conservatory and attached garage which can be accessed externally.

The first floor comprises a principal double bedroom with a dressing room and en-suite bathroom, two further double bedrooms, a slightly smaller fourth bedroom, and a family bathroom.

Externally, the property benefits from a large twin-access driveway providing ample off-road parking and a low-maintenance, private rear garden, which offers an abundance of outdoor seating space.

No Upward Chain and Viewing Is Strictly By Appointment Only!

Total Floor Area- 187.7 sq.m. / 2,020 sq.ft.

4 3 3 D

2020.00 sq ft

Council Tax Band: E







Dining Room
15'2" x 11'10"

Kitchen
18'6" x 8'3"

Family Room
12'11" x 12'0"

Living Room
23'7" x 14'2"

Conservatory
12'2" x 8'1"

Utility Room
10'1" x 7'3"

WC

Bedroom
12'11" x 12'0"

En-Suite/ Dressing Room

Bedroom
12'11" x 11'10"

Bedroom
14'10" x 8'9"

Shower Room

Garage
18'6" x 10'3"

Garden

AML
We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20
Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.













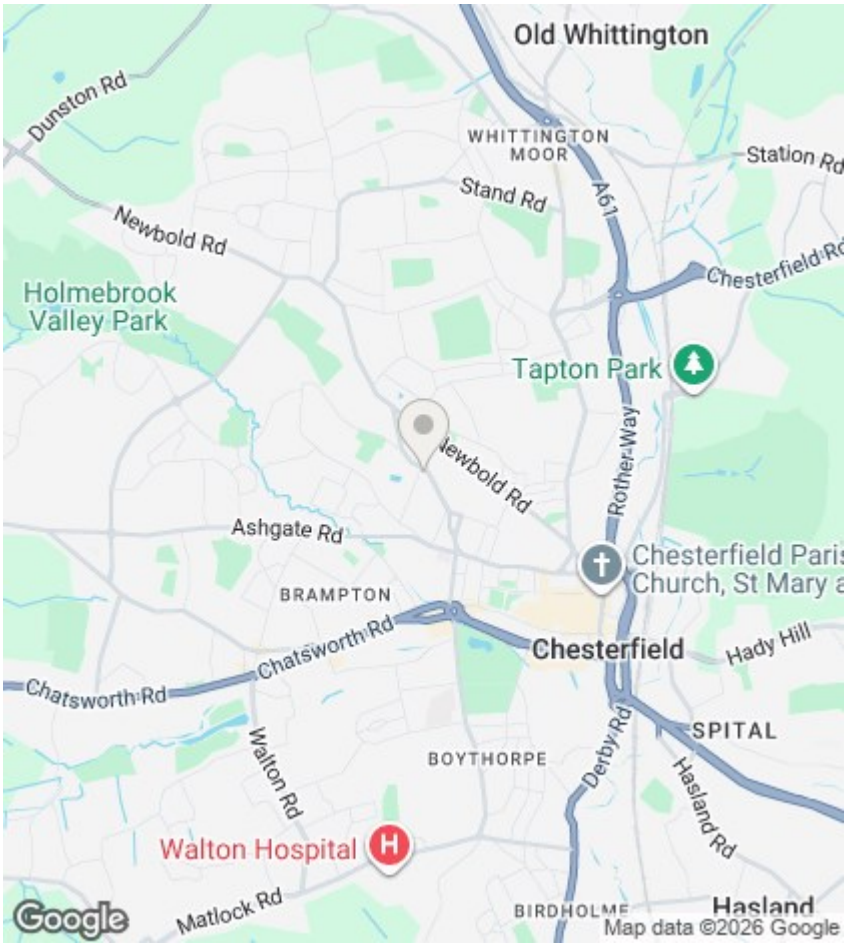












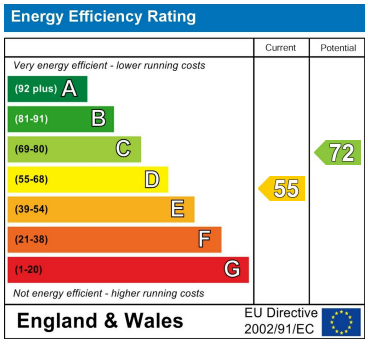
Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

EPC Rating:

D





Ground Floor

Floor area 123.2 sq.m. (1,326 sq.ft.)



First Floor

Floor area 64.5 sq.m. (694 sq.ft.)

Total floor area: 187.7 sq.m. (2,020 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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