



w**ards**
estate agents

52 Lime Avenue

Staveley, Chesterfield, S43 3JJ

Offers in the region of £210,000

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Viewing is highly recommended of this spacious **THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOUSE**, Located in this ever popular residential area, close to all local amenities, shops, schools and bus routes. Within easy access to good commuter link roads including M1 Junction 29a/30.

Internally the property comprises of front entrance hall with stairs leading to the first floor. Open plan fully integrated White kitchen / dining room with **UNDERFLOOR HEATING SYSTEM** and side door leading to the outside space, separate partly tiled W/C, spacious family room with log burner and dual aspect windows, and French doors leading out onto the rear gardens.

On the first floor:- main double bedroom with dual aspect windows & separate office space, which could be utilised as a storage cupboard or built in wardrobe. Second front double bedroom, and third rear double bedroom. Stunning fully tiled marble effect shower room, with vanity sink unit and low level W/C.

The front of the property offers a car standing space with concrete drive, mature lawn area with hedged boundaries.

Outstanding large rear garden, which provides scope for extension (subject to consents). An abundance of mature trees, plants, shrubs. Patio area which would be ideal for outside social / family entertaining. There is a secure side gate, shed and outside tap.





Additional Information

Gas Central Heating - Combi Worcester Bosch - Serviced 2025
 Electrical Certificate 2025
 18 Solar Panels - Owned by the seller
 uPVC double glazed windows
 Gross Internal Floor Area -79.5 Sq.m/ 8555.5 Sq.Ft.
 Council Tax Band - A
 Secondary School Catchment Area-Springwell Community College

Entrance Hall

4'5" x 3'5" (1.35m x 1.04m)

Front uPVC door, with stairs leading to the first floor. Access into the reception room.

Reception Room

17'11" x 11'10" (5.46m x 3.61m)

Beautifully presented spacious family room with dual aspect windows, multi fuel fireplace (service certificate 2024). French doors leading out onto the rear garden.

Modern Fully Integrated Kitchen

11'10" x 10'4" (3.61m x 3.15m)

Comprising of White base & wall units, with complimentary worksurfaces and tiled splash back. Integrated dishwasher, fridge freezer, space for washing machine, stainless steel sink, induction hob with chimney extractor fan above and single oven. Tiled flooring with underfloor heating throughout. Downlighting.



Open Plan Dining Room

7'8" x 7'3" (2.34m x 2.21m)

Open plan with the kitchen, offering dual aspect windows. Tiled flooring throughout with underfloor heating. Side door with access to outside.

Cloakroom / W/C

6'3" x 2'6" (1.91m x 0.76m)

Being partly tiled & comprising of a two piece suite with wash hand basin, and low level W/C. The boiler is located here.

First Floor Landing

6'5" x 2'9" (1.96m x 0.84m)

Access into the insulated loft space via a retractable ladder. Power & lighting installed & insulated.

Main Double Bedroom One

17'10" x 8'11" (5.44m x 2.72m)

Main double bedroom with dual aspect windows & separate office space, which could be utilised as a storage cupboard or built in wardrobe.





Office

3'6" x 3'1" (1.07m x 0.94m)

Could also be utilised as a storage cupboard or built in wardrobe.

Front Double Bedroom Two

12'0" x 10'0" (3.66m x 3.05m)

Spacious second bedroom with front aspect window.

Good-sized Rear Bedroom Three

9'5" x 7'9" (2.87m x 2.36m)

Versatile rear bedroom, which could be utilised as an office/study/ home working space. Rear aspect window, with views over rear garden.

Stunning Shower Room

7'3" x 4'3" (2.21m x 1.30m)

Stunning fully tiled marble effect shower room comprising of mains overhead rainfall shower with screen, White Gloss vanity sink unit, low level W/C. Downlighting.

Outside

The front of the property offers a car standing space with concrete drive, mature lawn area with hedged boundaries.

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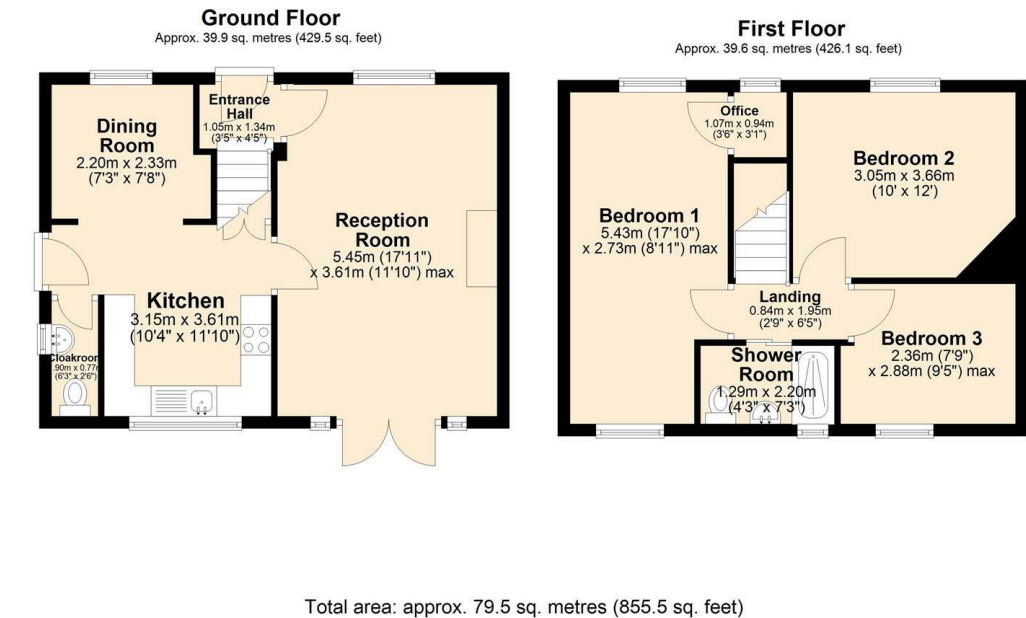
School catchment areas

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.



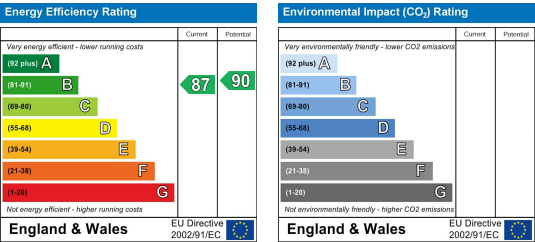
Floor Plan



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.

