



£525,000 Freehold

89 ASPIRE WAY | STAVELEY | CHESTERFIELD | S43 3WE

BuckleyBrown
ESTATE AGENTS

YOU'LL WANT TO MOVE IN BEFORE YOU FINISH READING... Nestled in the charming area of Staveley, Chesterfield, this delightful detached home offers a perfect blend of rural tranquillity and modern convenience. The location is ideal for families seeking a peaceful lifestyle while remaining close to local amenities and excellent transport links. With picturesque countryside views and a welcoming community, this property is a true gem for those looking to settle in a serene environment. Let's take a further look...

Upon entering the ground floor, you are greeted by a spacious and inviting layout that is perfect for family living. The heart of the home features a generous lounge, ideal for cosy evenings spent with loved ones. The well-appointed kitchen/diner boasts ample storage and workspace, making it a joy for family meals and entertaining guests. Complete with a handy utility room. Adjacent to the kitchen, a charming dining area provides a lovely space for family gatherings, ensuring that every meal is a special occasion. Finally, there is a versatile office which could be utilised however you desire.

Venturing upstairs, you will find a collection of well-proportioned bedrooms that offer comfort and privacy for all family members. Two of which benefit from their very own en suites. The family bathroom is located just off the landing comprising of a four piece suite.

Outside, the property boasts a generous garden that is perfect for children to play and for hosting summer barbecues. The expansive outdoor space offers endless possibilities for gardening, relaxation, or simply enjoying the fresh air. With ample room for outdoor furniture, this garden is an ideal setting for family gatherings and creating lasting memories. This home truly encapsulates the essence of family living, making it a wonderful place to call home.

Call now to arrange your viewing!





Entrance Hallway

Spacious hallway with a window to the front and further access into;

Dining Room 11'7" x 8'3"

Versatile reception room a window to the front and access into the kitchen.

Office 10'0" x 7'1"

Carpeted reception room with a central heating radiator and a window to the front elevation.

Lounge 16'11" x 11'11"

Expansive carpeted reception with a central heating radiator and french doors opening to the rear elevation.

Kitchen/Diner 20'6" x 14'3"

Open plan kitchen/diner with neutral fixtures and fittings throughout. The kitchen area comes complete with a range of modern wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation.

Ample dining space with natural light which floods through french doors opening onto the rear garden.

Utility 8'1" x 5'2"

Handy utility room with matching wall and base cabinets, inset sink and drainer, worktops over and an external door opening to the side elevation.

WC

Fitted with a low flush WC, hand wash basin and a window to the front elevation.

Landing

With leading access into;

Bedroom One 16'11" x 11'9"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and triple aspect windows to the front, rear and side elevations. Benefits from fitted aricon.



En Suite 9'8" x 7'0"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower cubicle. Window to the rear elevation.

Bedroom Two 12'4" x 10'6"

Carpeted flooring, central heating radiator, en suite and windows to the rear elevation.

En suite 8'10" x 4'5"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Three 11'10" x 10'8"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Four 11'0" x 9'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 8'3" x 7'5"

Four piece family suite including a hand wash basin, low flush WC, bath and a separate shower cubicle. Window to the rear elevation.

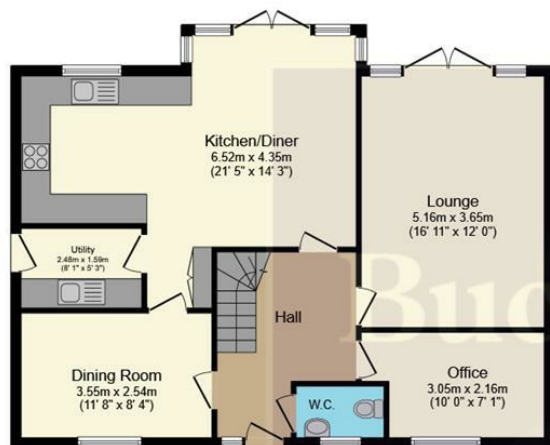
Double Garage 17'7" x 17'0"

Detached double garage to the side of the property.

Outside

The front external boasts a low maintenance lawn to the front with a pathway in the middle leading up to the front door. To the side you will find a private driveway and a double garage allowing for secure off road parking. The rear garden provides a well kept lawn, decorative planting area and fence surround.





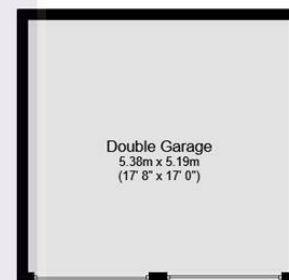
Ground Floor

Floor area 82.5 sq.m. (888 sq.ft.)



First Floor

Floor area 83.3 sq.m. (897 sq.ft.)



Garage

Floor area 28.0 sq.m.
(302 sq.ft.)

Total floor area: 193.8 sq.m. (2,086 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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93 94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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