

wards
estate agents

Lynbrook Chapel Hill

Ashover, Chesterfield, S45 0AT

Guide price £550,000

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Guide Price £525,000-£550,000
Only from an internal viewing can this lovely home be fully appreciated!
Impeccably presented & stylishly refitted throughout THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED BUNGALOW! Situated in a quiet sought after village location with far reaching panoramic countryside views to the front which can be enjoyed on the balcony. Close to prestigious local primary school and village amenities. The property benefits from double garages with extensive off street parking and fully landscaped gardens.

Professionally decorated the interior benefits from gas central heating, uPVC double glazing and offers spacious entrance hallway, cloakroom/WC, utility space, stunning re-fitted breakfast/dining kitchen with bi-folding glazed doors into the reception room with balcony which provides enviable views over the countryside. Principal double bedroom with fitted wardrobes and exquisite en suite shower room, second double with fitted wardrobe, versatile third bedroom and luxury family bathroom with White 3 piece suite.

Low stone walling and front entrance with a tarmac driveway that provides ample parking spaces for several vehicles and leads to the integral double garage. There is a right of access granted to the neighbour over the entrance driveway. Mature side lawn area and planted well established tree area. Side steps to either side of the bungalow provide access to the property.

Fully landscaped low maintenance rear garden with stone perimeter boundary wall and side fencing. Pathways surround the bungalow with several sleeper edged gravel beds. There is a natural Spring, greenhouse and external lighting.







Additional Information
Skimmed & replastered throughout
Ceilings over boarded
Internal Oak doors
Cavity Wall Insulation (2026)
400ml of loft insulation (2026)
8 Solar Panels (owned), located on the rear 5kwh battery
New smoke alarm (2026)
Gas Central Heating- Conventional boiler installed in 2020 & is serviced. Pipes replaced and new radiators installed.
Upgraded electrical consumer unit 2020. There is a 5amp socket lighting circuit.
uPVC double glazed windows
uPVC facias & soffits
Gross Internal Floor Area- 179.1 Sq.m/ 1928.0 Sq.Ft.
Council Tax Band - F
Secondary School Catchment Area- Tupton Hall School

Spacious Reception Hallway
13'10" x 11'0" (4.22m x 3.35m)
Front uPVC entrance door leads into this welcoming entrance hall with wall lighting and access to the living accommodation.













Store/Utility Space
6'8" x 3'10" (2.03m x 1.17m)
Great storage space and with space for the washing machine. The Ideal Boiler is located here.

Cloakroom/WC
6'9" x 3'11" (2.06m x 1.19m)
Being fully tiled and comprising of a 2 piece suite which includes a low level WC and wash hand basin both set in attractive vanity units. Downlighting.

Stunning Breakfast/Dining Kitchen
23'8" x 11'3" (7.21m x 3.43m)
A superb open plan integrated kitchen diner which comprises of an ultra modern flush range of Gloss soft close base and wall units with complementary Quartz work surfaces with 1.5 inset stainless steel sink. Integrated double oven, fridge freezer and dishwasher. Larder store and fabulous breakfasting island with inset 5 ring gas hob, feature overhead extractor and sunken electrical sockets. Downlighting. Internal Bi Folding glazed Oak doors provides access to the reception room and which whilst they are open provide a sun blessed view towards to the open countryside.

Reception Room
23'9" x 12'1" (7.24m x 3.68m)
Beautifully presented family reception room which enjoys absolutely stunning panoramic views over the open countryside. There is a 3-pane patio door with a sliding centre lead onto the balcony area.

Balcony
24'4" x 6'4" (7.42m x 1.93m)
Balcony which has a new rubber membrane (2022) and provides a perfect setting for family & social outside enjoyment & entertaining with far reaching enviable views over the rolling countryside.

Inner Hallway
Steps from the main hallway lead to the bedroom accommodation and family bathroom. Access to the insulated loft space.

Principal Double Bedroom
13'5" x 11'10" (4.09m x 3.61m)
Generous main double bedroom with rear aspect window overlooking the landscaped gardens and open aspect beyond. Fitted with a quality range of three double fitted wardrobes which provide ample hanging, drawers and storage space.

Superb En - Suite
5'1" x 5'0" (1.55m x 1.52m)
Fitted with a range of Mermaid wall panelling and comprising of a 3 piece suite which includes a shower cubicle with mains shower, low level WC and wash hand basin set in vanity units. Wall mounted vanity mirror cabinet with touch lighting and shaver point.. Chrome heated towel rail.

Rear Double Bedroom Two
13'9" x 11'7" (4.19m x 3.53m)
A second good sized double bedroom which again enjoys a pleasant rear aspect overlooking the fully landscaped gardens.

Front Double Bedroom Three
11'6" x 9'7" (3.51m x 2.92m)
A versatile third double bedroom which could also be used for office/study or home working if required. Double fitted wardrobes. Impressive front views over the stunning open countryside.

Luxury Family Bathroom
9'8" x 8'6" (2.95m x 2.59m)
Refitted with attractive Mermaid wall panelling and comprising of a 3 piece suite which includes a bath with shower above and shower screen. Low level WC and wash hand basin set in vanity units. Touch wall mirror with shaver point. Chrome heated towel rail. Airing cupboard with cylinder water tank and shelving. Non slip Vinyl flooring.

Double Garage
22'5" x 22'5" (6.83m x 6.83m)
Double Integral Garage with electric garage doors. Water tap.













Outside
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Fully landscaped low maintenance rear garden with stone perimeter boundary wall and side fencing. Pathways surround the bungalow with several sleeper edged gravel beds. There is a natural Spring, greenhouse, external lighting and further water tap.

School catchment areas

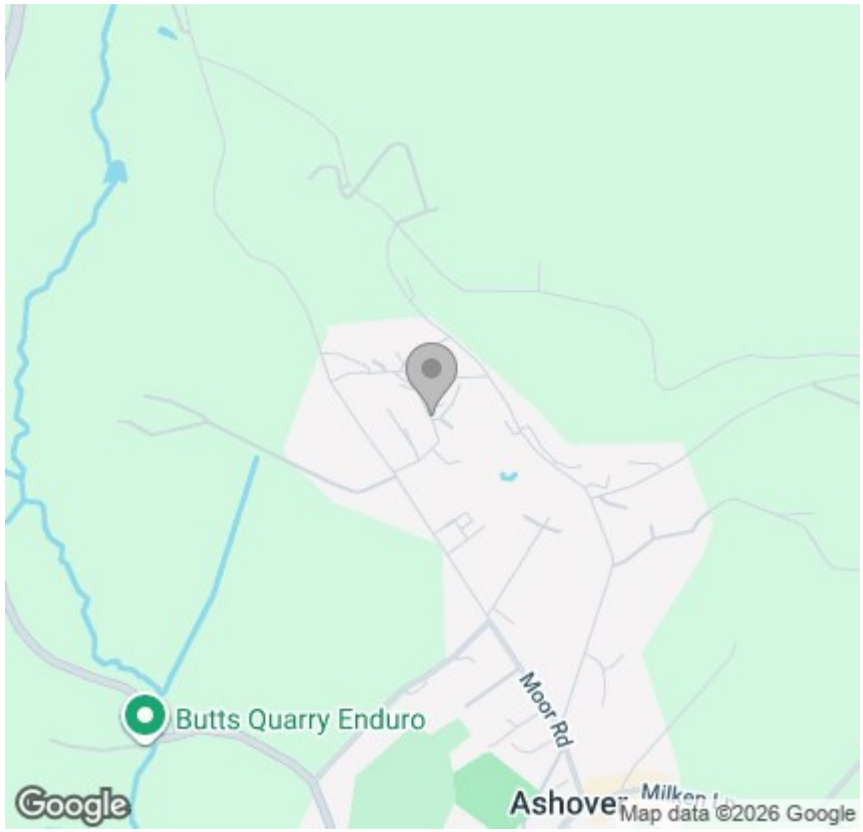
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



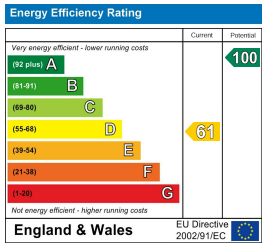
Area Map

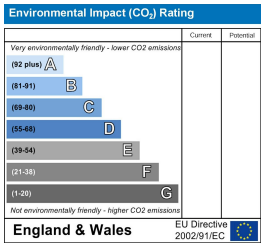


Viewing

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





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.

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