



HOPKINS & DAINTY

ESTATE AGENTS



Hornbeam Lane, Chesterfield, S42 6FZ

£225,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern 3 bedroom home, built in 2021.

Convenient for the nearby A61 which provides access into Chesterfield.

Standing on a pleasant garden plot with accommodation comprising: entrance hallway with a guest WC; dual aspect front lounge and a spacious rear kitchen/dining room with integrated appliances. The first floor landing provides access to all three bedrooms (the master bedroom has built in wardrobes and an En-Suite shower room) and the stylish bathroom with a three piece suite. The property has gas central heating, double glazing, side driveway parking and a lovely rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With laminate flooring, a radiator, stairs rising to the first floor and doors leading off.

Kitchen/Diner 17'8" x 9'7">8'5" (5.40 x 2.93>2.57)



Spanning the full width of the property, with a range of base and wall units and worktops with an inset one and a quarter sink and drainer. There is a built in electric oven, gas hob and hood, along with space for a fridge/freezer and plumbing for a washing machine and dishwasher. Radiator, spotlights, extractor vent, under stairs storage cupboard and a double glazed window and French doors opening onto the rear garden.

Lounge 15'7" x 10'2" (4.77 x 3.12)



Dual aspect sitting room with double glazed front and side windows and a radiator.

Guest WC



Two piece suite comprising WC and wash hand basin; with a radiator and extractor vent.

First Floor Landing



With laminate flooring, access to the loft space (which is part boarded with lighting and accessed via a ladder). Over

stairs cupboard housing the wall mounted gas boiler and doors leading off.

Master Bedroom 11'3" > 10'7" x 10'8" > 10'4" (3.45 > 3.23 x 3.26 > 3.15)



Front double bedroom with fitted floor to ceiling wardrobes, a radiator, double glazed front window and a door to:

En-Suite Shower Room 6'1" x 5'8" (1.86 x 1.73)



Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tiled splash backs, spotlights and an extractor vent.

Bedroom 2 10'4" x 11'10" > 8'9" (3.16 x 3.63 > 2.67)



Rear double bedroom with laminate flooring, a radiator and double glazed window.

Bedroom 3 8'5" x 7'0" (2.57 x 2.15)



Single third bedroom with a radiator and double glazed rear window.

Family Bathroom 7'1" x 6'0" (2.17 x 1.84)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Tiled splash backs,

a radiator, spotlights, extractor vent and a double glazed front window.

Side Driveway

At the side of the property there is a driveway providing parking for two cars and gated access to rear garden.

Rear Garden



Delightful enclosed rear garden, mainly laid to lawn with a decked seating area, planted borders and fencing to the boundary.

Service Charge

We understand that this property is subject to an annual service charge in the region of £230.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any

areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



First Floor

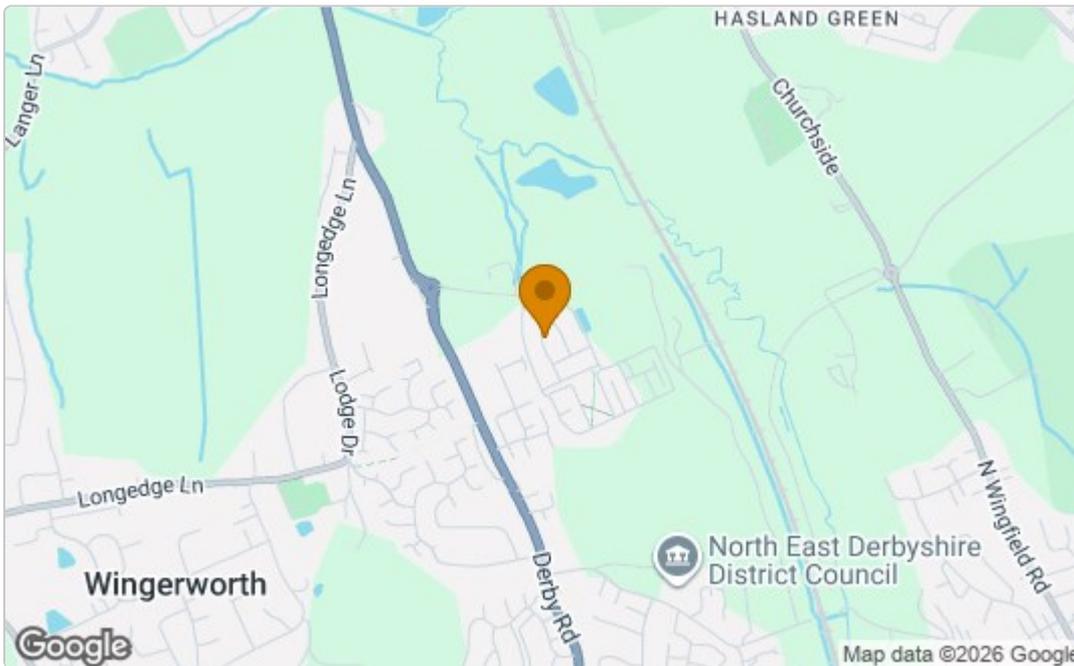
Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.