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estate agents

**26 Ryehill Avenue**

Brookside, Chesterfield, S40 3PD

**Guide price £650,000**



# 26 Ryehill Avenue

Brookside, Chesterfield, S40 3PD

Guide Price £650,000 - £700,000

### OFFERED WITH NO CHAIN!!

Early viewing is highly recommended of this FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY BUNGALOW with double garage, superb 1/4 acre private garden plot and enviable rear rooftop views towards open countryside. Situated in arguably Chesterfield's most sought after residential suburb, this generously proportioned bungalow does require some updating, enjoys a secluded setting in this extremely sought after cul de sac in the highly regarded suburb of Brookside on the western fringe of Chesterfield close to beautiful open countryside. It is an ideal location for families within Brookfield School Catchment. Local shopping facilities are situated a short walk away on the cosmopolitan Chatsworth Road, which is home to a wide range of independent shops, bistros, restaurants, traditional real ales pubs, independent bakers and many cafes and coffee shops.

Internally the well proportioned accommodation benefits from gas central heating with a Combi boiler(serviced) cavity wall insulation and wooden sealed unit double glazed windows. Comprises of front porch to spacious reception hallway, cloakroom/WC, reception room, formal dining room, breakfast kitchen and utility. Principal double bedroom with fitted bedroom furniture and en suite shower room, 2nd bedroom with fitted wardrobes, 3rd double with built in wardrobes and versatile 4th bedroom which could be used as office/home working with built in cupboards. Family bathroom with 3 piece suite.

Shared entrance driveway from Rye Hill Avenue leads into the superb front block paved driveway which provides ample car parking spaces for several vehicles. Access to the double garage. Front mature and well established front gardens with fence and laurel hedge boundaries. Well tended lawn area. Excellent side decking area, generous enclosed landscaped rear gardens with substantial hedge boundaries. Mature lawns and superb raised decking area with enviable views!

### Additional Information

Gas Central Heating- Alpha Combi boiler Installed 2019 & serviced  
Cavity Wall Insulation  
Wood sealed unit double glazed windows  
Gross Internal Floor Area- 159.8 Sq.m/ 1720.6 Sq.Ft.  
Council Tax Band - F  
Secondary School Catchment Area -Brookfield Community School

### Front Entrance Porch

8'4" x 2'7" (2.54m x 0.79m)

Front entrance door. Entrance door partially glazed with side panels.

### Spacious Entrance Hall

33'10" x 7'9" (10.31m x 2.36m)

A spacious reception hallway with useful storage cupboard. Access to the inner hallways.







#### Cloakroom/WC

8'6" x 3'6" (2.59m x 1.07m)

Comprising of a 2 piece suite which includes low level WC and wash hand basin.

#### Kitchen

11'6" x 9'11" (3.51m x 3.02m)

Comprising of a range of solid Cherry wood base and wall units with complimentary work surfaces having inset stainless steel sink and tiled splash backs. Integrated double oven, 4 ring low level gas hob with extractor fan. Breakfast Bar seating area. Cushion flooring. Rear aspect window overlooks the garden.

#### Utility Room

11'6" x 5'5" (3.51m x 1.65m)

Comprising of a base unit with worktop having stainless steel inset sink. Space for washing machine, dishwasher and fridge. uPVC side door to the rear gardens. Door into the garage.

#### Reception Room

14'8" x 13'2" (4.47m x 4.01m)

Well presented family reception room with feature Louis Fireplace with marble back and hearth with pebble effect gas-fire-not connected. Feature panelled walling. Patio doors lead onto the rear decking area.

#### Dining Room

13'1" x 10'7" (3.99m x 3.23m)

Good sized formal dining room with feature fireplace having a gas-fire(not currently connected) Rear aspect Patio doors leading into the rear decking area.

#### Principal Double Bedroom

12'2" x 11'9" (3.71m x 3.58m)

Spacious main double bedroom with full range of fitted wardrobes and overbed storage cupboards. Additional drawer bases and complimentary dressing table.. Front aspect window.

#### En- Suite Shower Room

7'5" x 4'1" (2.26m x 1.24m)

Comprising of a 3 piece suite which includes of a shower cubicle with mains shower, low level WC and wash hand basin set in vanity cupboard.

#### Rear Double Bedroom Two

11'9" x 11'9" (3.58m x 3.58m)

A second double bedroom with full range of built in wardrobes and overhead storage cupboards. Rear aspect window with views over the rear gardens.

#### Rear Double Bedroom Three

10'0" x 9'4" (3.05m x 2.84m)

Third double bedroom with fitted wardrobes and having rear aspect window with garden views.

#### Front Double Bedroom Four

10'4" x 9'9" (3.15m x 2.97m)

A versatile fourth double bedroom which could also be used for office or home working. Range of built in cupboards and wardrobes.

#### Family Bathroom

10'10" x 6'5" (3.30m x 1.96m)

Comprising of a 3 piece suite which includes of a bath with shower spray, wash hand basin and low level WC.

#### Double Garage

17'1" x 16'6" (5.21m x 5.03m)

Front wooden entrance doors. There is lighting and power. Rear door leads into the utility.







### Outside

Shared entrance driveway from Rye Hill Avenue leads into the superb front block paved driveway which provides ample car parking spaces for several vehicles. Access to the double garage.

Front mature and well established front gardens with fence and laurel hedge boundaries. Well tended lawn area. Excellent side decking area which is perfect for family enjoyment.

Generous enclosed landscaped rear gardens with substantial well tended hedge boundaries. Mature lawns and superb raised decking area with ranch style fence. Enjoys wonderful elevated rooftop views. Further gravel patio area with stone stepping pavers, a perfect environment for outside BBQ/entertainment. Outside water tap and outside lighting.

### Additional Information

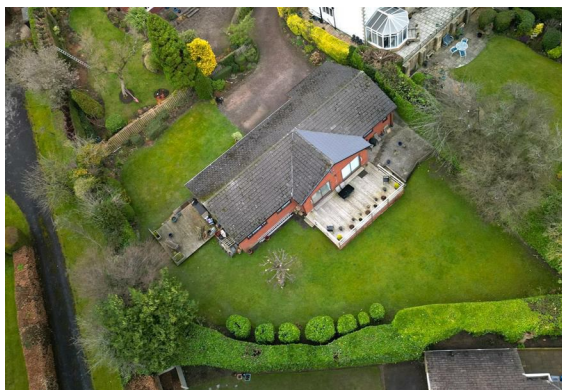
Driveway is shared with the two properties at both sides. All of the home owners on Rye Hill Avenue contribute to the upkeep of the roundabout garden.



### School catchment areas

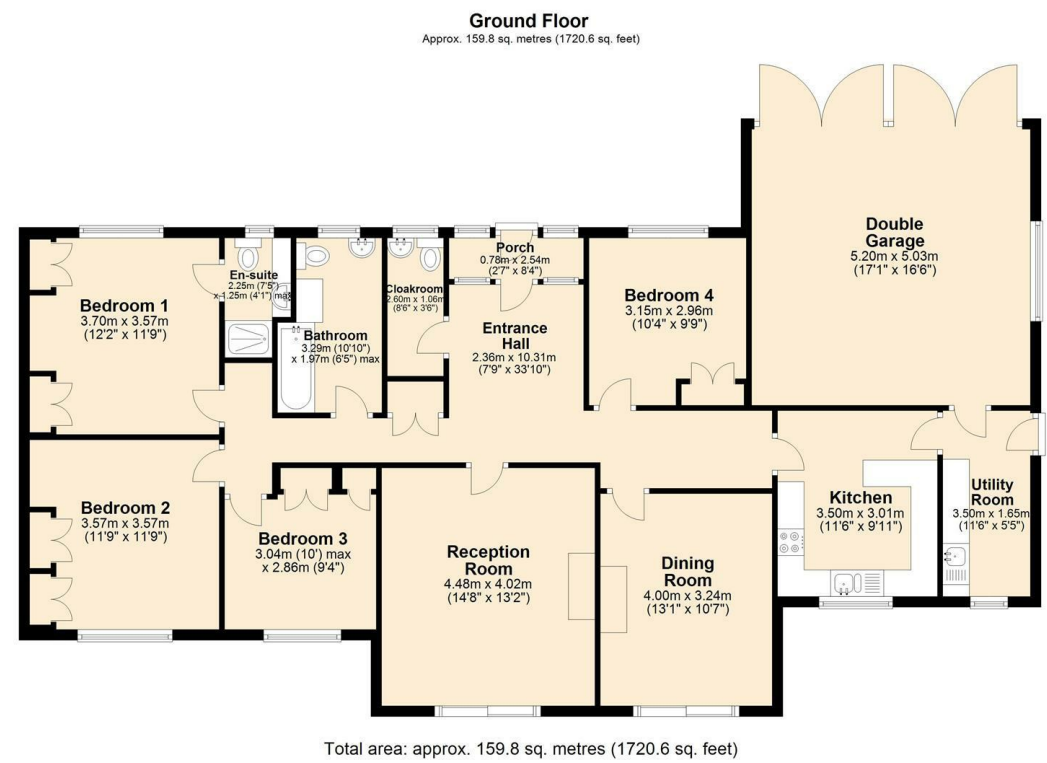
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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.





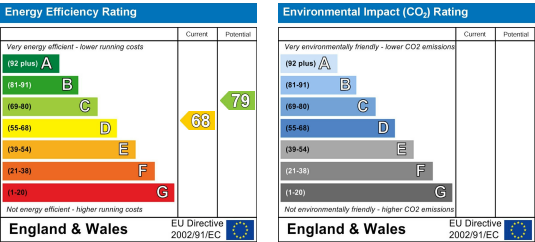
Floor Plan



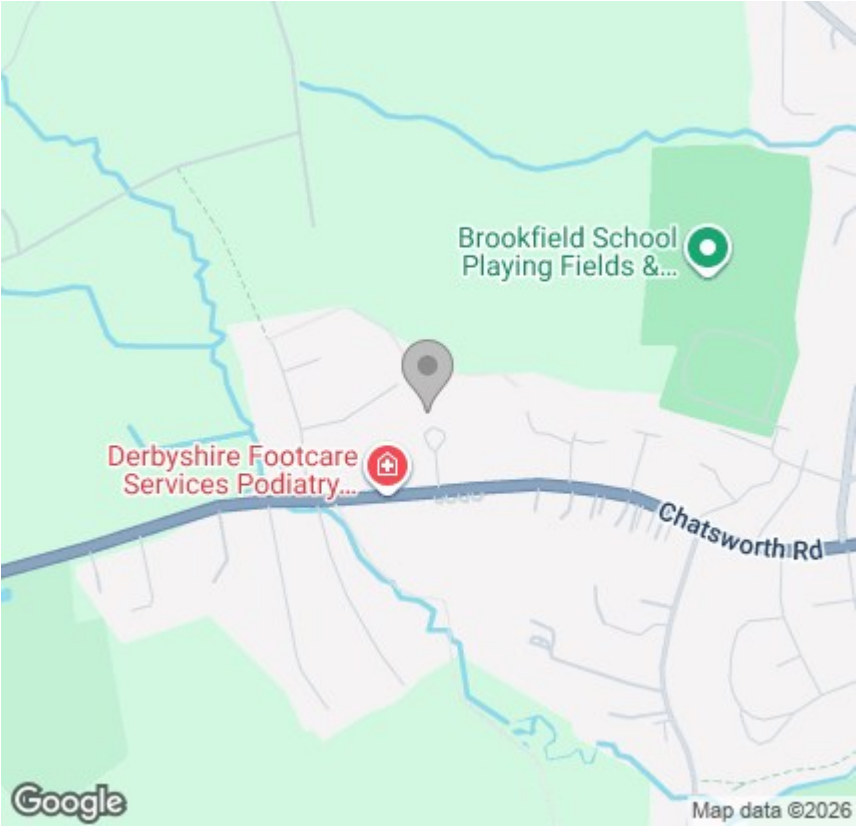
Viewing

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.

