



45 Oakfield Avenue,
Chesterfield, S40 3LE

GUIDE PRICE

£475,000

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WILKINS VARDY

£475,000

NEW PRICE - GUIDE PRICE £475,000 TO £495,000

SUPERB DETACHED FAMILY HOME - SOUGHT AFTER LOCATION - FOUR BEDS - NO UPWARD CHAIN

Located to the west of Chesterfield and offered for sale with no upward chain is this four bedroomed, two bathroomed detached stone built family home, offering well appointed and neutrally presented accommodation. The house features two inviting reception rooms and a lovely conservatory which overlooks the attractive, enclosed rear garden. There is also a dual aspect kitchen with integrated cooking appliances, a utility room and a cloaks/WC. Outside, there is driveway parking for several vehicles and an attached single garage, making this an ideal property for families or those seeking extra space.

Oakfield Avenue is situated in a popular and sought after neighbourhood, within Brookfield School catchment and just a short distance from Somersall Park. The property is also well placed for the local shops, bars and restaurants on Chatsworth Road, and for accessing transport links into the Town Centre and towards the Peak District.

- Superb Stone Built Detached Family Home
- Two Good Sized Reception Rooms in Sought After Location

- Stone/uPVC Double Glazed Conservatory
- Dual Aspect Kitchen with Utility Room off

- Four Good Sized Bedrooms
- Ground Floor Cloaks/WC, En Suite Shower Room & Family Bathroom

- Attached Single Garage & Ample Off Street Parking
- Attractive, Enclosed South West Facing Rear Garden

- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Ideal C30 Max Combi Boiler - installed in 2025)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 136.5 sq.m./1470 sq.ft. (including Garage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

A uPVC double glazed front entrance door with glazed side panel opens into a ...

Spacious Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback, and a low flush WC.

Living Room

14'11 x 13'10 (4.55m x 4.22m)
A spacious bay fronted reception room having a feature fireplace with an inset living flame coal effect gas fire.

Dining Room

9'7 x 9'5 (2.92m x 2.87m)
A good sized reception room with an opening giving access into the ...

Stone/uPVC Double Glazed Conservatory

13'0 x 9'5 (3.96m x 2.87m)
A lovely conservatory having French doors and a single door opening onto the rear patio.

Kitchen

12'11 x 12'7 (3.94m x 3.84m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an eye level electric oven/grill and 4-ring gas hob with extractor hood over.
Space is provided for a fridge/freezer.
Tiled floor.
A door gives access into a ...

Utility Room

6'7 x 4'3 (2.01m x 1.30m)
Having a fitted worktop with tiled splashback.

Space and plumbing is provided for a dishwasher and a washing machine.
Tiled flooring.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

13'10 x 13'2 (4.22m x 4.01m)
A good sized dual aspect double bedroom, having a built-in storage cupboard. A door gives access into a ...

Re-Fitted En Suite Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
Heated towel rail.
Tiled floor.

Bedroom Two

10'3 x 10'1 (3.12m x 3.07m)
A rear facing double bedroom having a built-in store cupboard.

Bedroom Three

12'5 x 9'7 (3.78m x 2.92m)
A rear facing double bedroom (with some restricted head height).

Bedroom Four

12'5 x 6'7 (3.78m x 2.01m)
A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

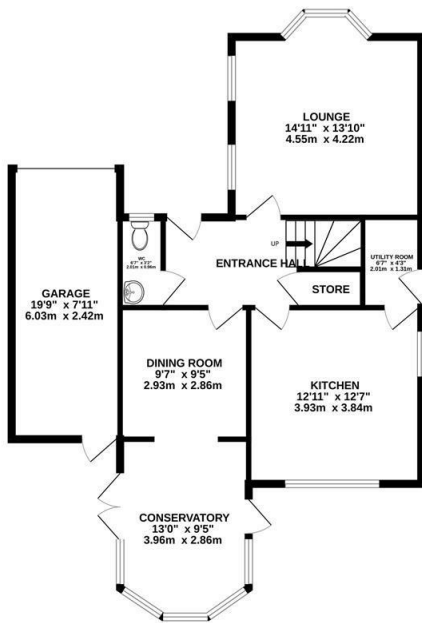
Outside

To the front of the property there are two lawns separate by a block paved driveway which provides ample off street parking. The driveway continues down to an Attached Single Garage having an 'up and over' door, light, power and rear personnel door.

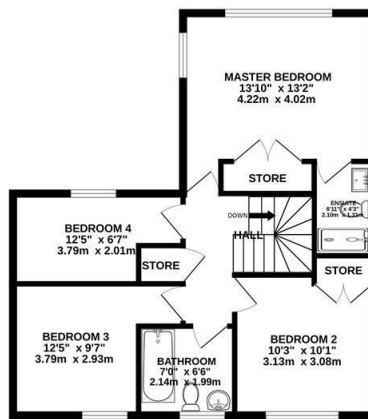
A gate to the side of the property opens to a block paved path which leads to the attractive, enclosed south west facing rear garden which comprises of a block paved patio and raised beds filled with mature trees, plants and shrub. Steps from the patio lead up to a deck seating area, an artificial lawn and chipped bark path. There is also a further small deck area with a garden shed.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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 (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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

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RICS

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VIEWINGS

All viewings are to be arranged through the agent.

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, gas fire, kitchen appliances, shower units, plumbing installations, and electrical 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.

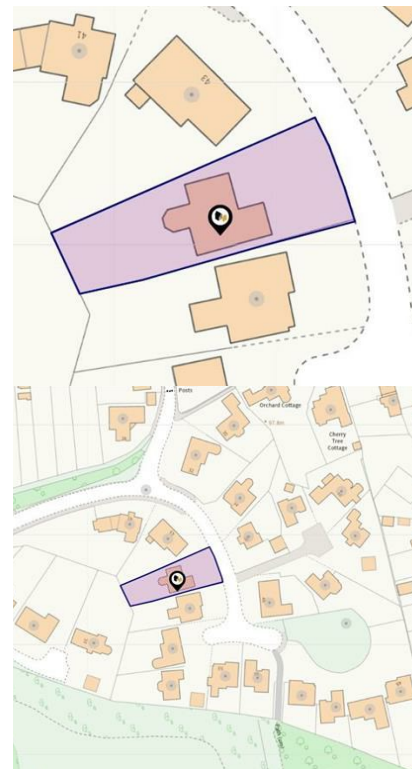
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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