

wards
estate agents

16 Horsley Close

Linacre Woods, Chesterfield, S40 4XD

Offers over £205,000

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OFFERED WITH NO ONWARD CHAIN !!!

Internal viewing is highly recommended of this TWO BEDROOM SEMI DETACHED BUNGALOW which is situated in this very sought after residential location which is within easy access of local shops, amenities, schools & bus routes. Holmebrook Valley Park, Linacre Reservoirs and the National Peak Park are close by. Main commuter links including the M1 J29 and Train Station are within proximity.

Internally the neutrally decorated accommodation benefits from gas central heating (Combi Boiler), uPVC Double Glazed windows and comprises entrance hallway with storage cupboard, kitchen, reception room, two bedrooms, family bathroom with 3 piece suite and rear conservatory.

Mature plants and shrubs to the front of the property which offers a car standing space, and access to the rear of the property via a side gate

Rear privately enclosed low maintenance gardens with views over HolmeBrook Valley Park, fenced and hedged boundaries, sleepers with shrubs & trees. Steps to the lower level with mature lawn, patio area with pergola which is perfect for outside family/social entertaining. Outside power socket.

Additional Information
Appliances can be included by separate negotiation.

Additional Information
Gas Central Heating- Combi Boiler
Newley tiled floor throughout the property
New Consumer Unit - Installed January 2025
uPVC double glazed windows
Gross Internal Floor Area- 54.9 Sq.m/ 591.0 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall
5'10" x 4'9" (1.78m x 1.45m)
uPVC front door, and storage space via a sliding door. Space for washing machine.

Kitchen
8'4" x 5'10" (2.54m x 1.78m)
Newly tiled floor and feature Pine sliding door, fitted with a range of base and wall units with complimentary worksurfaces and inset stainless steel sink. Partly tiled cream splash back, electric cooker, space for dishwasher and fridge/freezer.

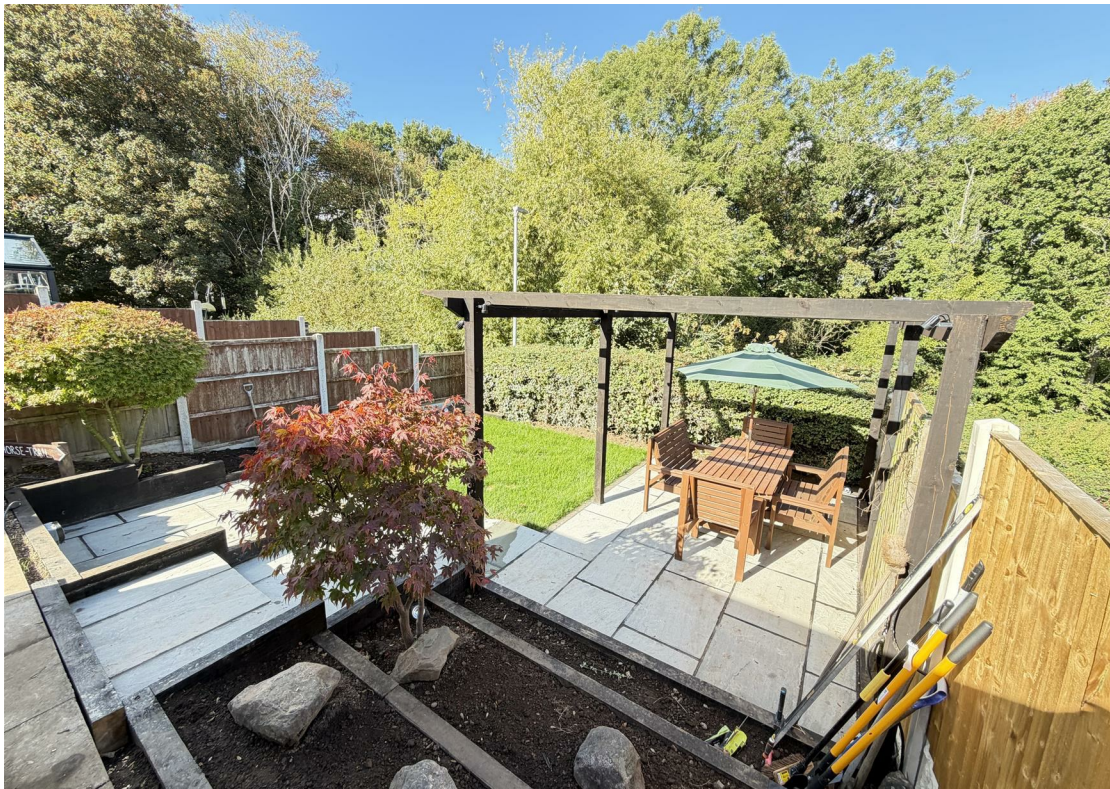
Reception Room
16'1" x 10'6" (4.90m x 3.20m)
Spacious family room, with newly tiled floor and front uPVC double glazed window.

























Family Bathroom
6'0" x 5'10" (1.83m x 1.78m)
Panelled walling & neutrally decorated with newly tiled floor. Includes a three piece suite which comprises of a freestanding bath with shower spray attachment to the taps, feature wooden vanity cabinet with free standing sink and low level W/C. Chrome heated towel rail. Access to the insulated loft. The boiler is located in the loft.

Rear Double Bedroom One
13'2" x 7'8" (4.01m x 2.34m)
Main bedroom with newly tiled floors.

Rear Bedroom Two
9'6" x 7'2" (2.90m x 2.18m)
Versatile bedroom with access into the conservatory and newly tiled floors.

uPVC Conservatory
14'0" x 6'7" (4.27m x 2.01m)
Generous sized room with blinds, and access via a single uPVC door onto the rear gardens.

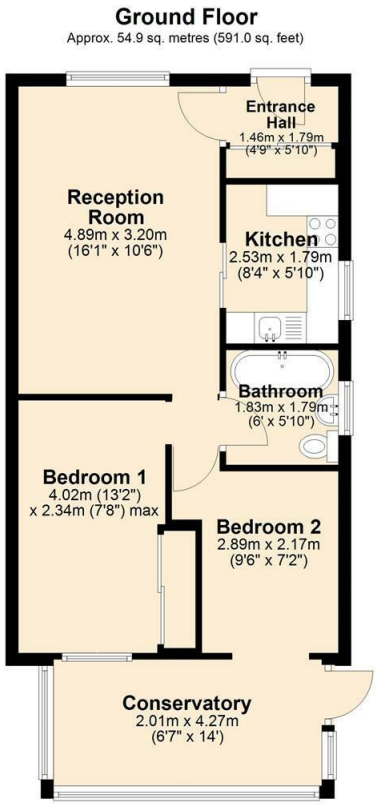
Outside
Rear privately enclosed low maintenance gardens with views over HolmeBrook Valley Park, fenced and hedged boundaries, sleepers with shrubs & trees. Steps to the lower level with mature lawn, patio area with pergola which is perfect for outside family/social entertaining. Outside power socket.

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

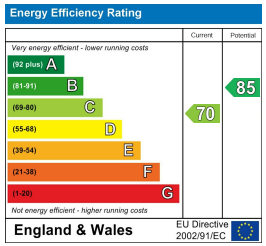


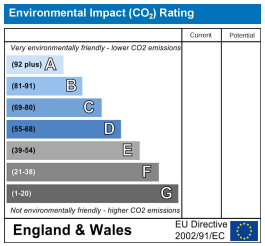
Total area: approx. 54.9 sq. metres (591.0 sq. feet)

Viewing

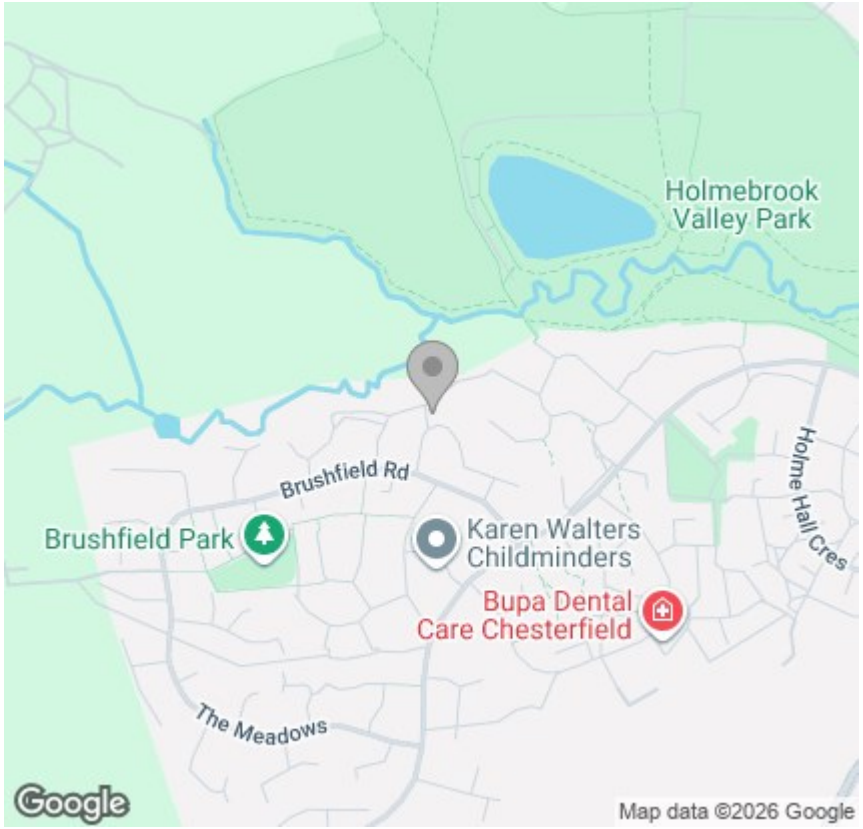
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

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.

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