

wards
estate agents

124 East Street

Doe Lea, Chesterfield, S44 5DL

Offers over £170,000

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Early viewing is strongly recommended of this impeccably presented and well maintained THREE BEDROOM SEMI DETACHED FAMILY HOUSE- Conveniently situated on this ever popular residential development located in a perfect spot for commuters with direct access to major transport links including motorway network, local shop, school and parks nearby.

Internally the property benefits from having gas central heating with a Combi boiler (7 year warranty remaining) and uPVC double glazing. On the ground floor:- entrance hall, cloakroom/WC, superb integrated dining kitchen with Solid Oak Breakfast Bar, family reception/dining room with French doors leading onto the patio and rear gardens. To the first floor main double bedroom with fully tiled ensuite having 3 piece suite, further double bedroom, fully tiled family bathroom with 3 piece suite and third versatile bedroom currently used for office/home working.

Front extended driveway provides ample car parking for two vehicles with extra drop kerb. Side pathway and secure gate leads to the rear gardens.

Substantially fenced rear boundaries with lawned garden. Paved patio. Garden shed and Bike Store.

Additional Information

Estate Maintenance Costs:-
Payable to First Port - £113.37 payable half yearly in January and July.

























Additional Information

Gas Central Heating-Viessmann Combi Boiler with 7 years warranty remaining
uPVC Double Glazed windows
Gross Internal Floor Area- 73.4 Sq.m/ 790.0 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -The Bolsover School

Entrance Hall

10'11" x 7'0" (3.33m x 2.13m)

Front composite entrance door into the hallway. Doors lead to the cloakroom/WC, kitchen and reception room. Stairs to the first floor.

Cloakroom/WC

7'0" x 2'7" (2.13m x 0.79m)

Comprising of a 2 piece suite which includes a pedestal wash hand basin with vanity/toiletry cupboard surrounding and low level WC.

Superb Dining Kitchen

10'10" x 8'7" (3.30m x 2.62m)

Modern range of Cream base and wall units with chrome handles and complimentary work surfaces over having an inset stainless steel sink unit and attractive tiled splash backs. Integrated electric oven and hob with chimney extractor above. Space for fridge/freezer, washing machine and dishwasher. Solid Oak Breakfast Bar. Viessmann Combi Boiler with 7 year warranty remaining with cupboard front.

Reception Room/ Dining Room

16'0" x 13'10" (4.88m x 4.22m)

Beautifully presented family reception/dining room. Rear aspect window and French doors leading out onto the rear gardens.

First Floor Landing

11'4" x 6'5" (3.45m x 1.96m)

Linen cupboard and access via a retractable ladder to the insulated loft space which has lighting and boarded which offers great additional storage space.

Rear Double Bedroom One

11'9" x 9'2" (3.58m x 2.79m)

Main double bedroom with rear aspect window overlooking the garden. Access to the en suite.













Fabulous En -Suite

6'7" x 4'5" (2.01m x 1.35m)

Feature wall tiling and comprising of a 3 piece suite which includes a shower enclosure with electric shower, pedestal wash hand basin with vanity cupboard surround and low level WC.

Front Double Bedroom Two

10'1" x 9'2" (3.07m x 2.79m)

A second double bedroom with front aspect window. Laminate flooring.

Rear Single Bedroom Three

6'9" x 6'7" (2.06m x 2.01m)

A versatile third bedroom which is currently used for office/home working.

Attractive Family Bathroom

7'1" x 6'6" (2.16m x 1.98m)

Feature fully tiled walls and comprising of a 3 piece suite. Includes a paneled bath with mixer tap and shower over, pedestal wash hand basin with vanity cupboard surround, low level WC.

Outside

Front extended driveway provides ample car parking for two vehicles with extra drop kerb. Side pathway and secure gate leads to the rear gardens.

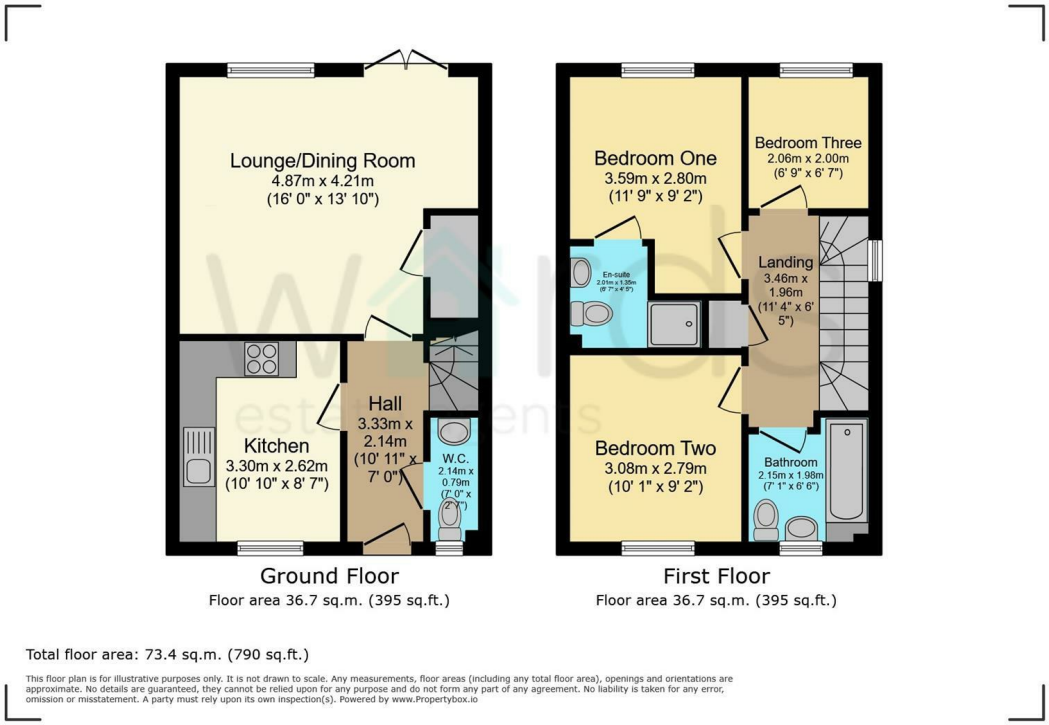
Substantially fenced rear boundaries with lawned garden. Paved patio. Garden shed and Bike Store.

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.

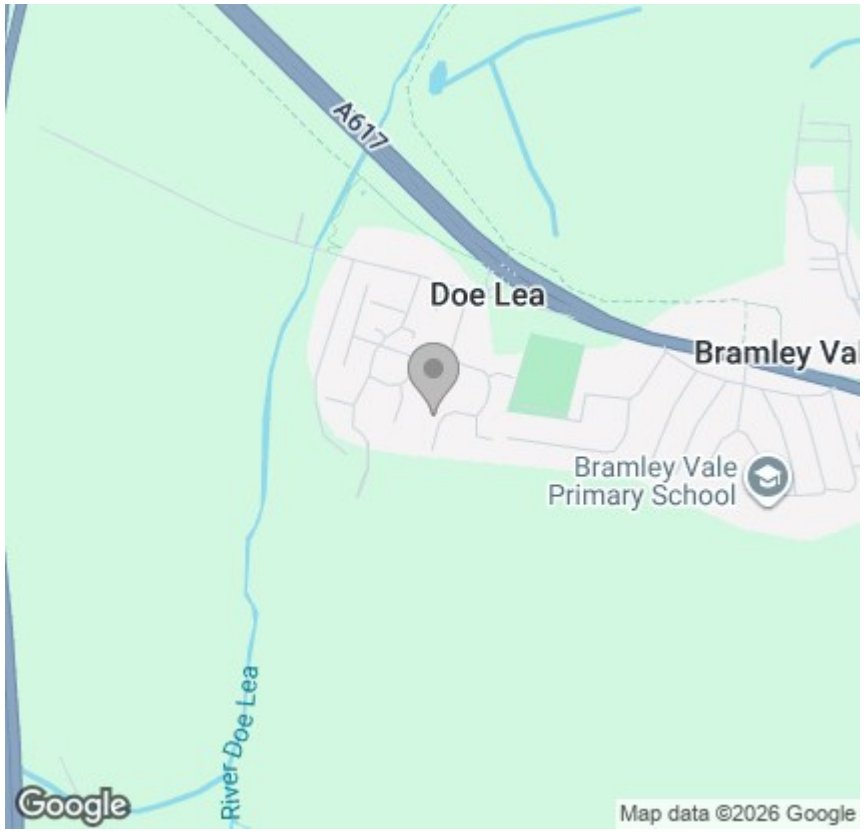
Floor Plan



Total floor area: 73.4 sq.m. (790 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

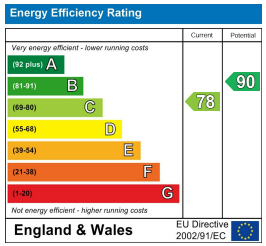
Area Map

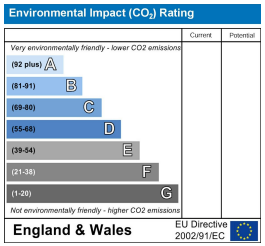


Viewing

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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