



**w****ards**  
estate agents

**14 Totley Mount**

Brimington, Chesterfield, S43 1JZ

**£250,000**



## 14 Totley Mount

Brimington, Chesterfield, S43 1JZ

Early viewing is strongly recommended to fully appreciate this STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOUSE WITH GARAGE! Situated in this highly sought after residential location which is extremely convenient for local amenities, reputable schools, bus routes and within easy access of Chesterfield town centre, commuter road network links including J 29/29a of the M1.

Internally the immaculately presented and contemporary styled accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing/facias/soffits. To the ground floor front entrance porch leads into the spacious entrance hallway, superb open plan reception/dining room with feature Media Wall and French doors to the rear garden, fabulous Cashmere Hi Gloss integrated kitchen. On the first floor principal double bedroom with quality bespoke range of fitted wardrobes, second double rear bedroom and third versatile bedroom/office/home working. Luxury fully tiled family bathroom with 4 piece White suite.

To the front of the property there is a low maintenance gravel/White stone area providing off street parking, alongside a block paved driveway providing further parking and leading to the rear garage.

Substantially fenced boundaries, Indian Stone Patio, artificial turf area with attractive pebble borders. Perfect setting for outside social/family entertainment and enjoyment.

### Additional Information

Gas Central Heating-Hive Heating System. Baxi Combi Boiler  
uPVC double glazed windows  
uPVC facias/soffits (duel tone)  
Security Alarm System  
Chrome electrical sockets  
Front porch completed within permitted build  
Gross Internal Floor Area - 81.7 Sq.m/ 879.8 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area-Springwell Community College







### Included Information

Light fixtures/switches  
Curtain poles  
Blinds  
Bedroom 2 mirror fronted free standing wardrobes

### Front Porch

7'9" x 3'4" (2.36m x 1.02m)

Quality front composite entrance door with obscure glazed side panels.

### Entrance Hall

10'0" x 6'6" (3.05m x 1.98m)

Spacious entrance hallway with solid Oak flooring and staircase rises to the first floor. Coats/hanging cupboard.

### Open Plan Reception/Dining Room

22'6" x 10'10" (6.86m x 3.30m)

Generously proportioned and immaculately presented family living space spanning the full depth of the property with front aspect window and French doors which overlook and open onto the rear garden. Inset wall mounted electric fire. Feature Media wall with side inset shelves and lighting. Solid Oak flooring

### Superb Integrated Kitchen

11'11" x 8'0" (3.63m x 2.44m)

Comprising of a modern range of Cashmere Hi-Gloss wall, drawer and base units with complementary work surfaces and upstands. Inset single drainer sink with mixer tap. Integrated electric oven and hob with extractor hood over. Space and plumbing is provided for an automatic washing machine and also for a fridge/freezer. Dishwasher is included. Hardwearing waterproof Vinyl flooring and downlighting. Side composite door.

### First Floor Landing

8'4" x 6'5" (2.54m x 1.96m)

Access via a retractable ladder to the insulated loft space. Airing cupboard with Combi boiler - serviced.

### Front Double Bedroom One

12'10" x 10'9" (3.91m x 3.28m)

Spacious Principal double bedroom with bay fronted front aspect window. Bespoke full range of fitted wardrobes with ample drawers, shelving and hanging space. Inset dressing area with granite top.

### Rear Double Bedroom Two

10'9" x 9'6" (3.28m x 2.90m)

A second generous double bedroom with rear aspect window overlooking the gardens. Range of free standing mirror fronted wardrobes which are included

### Front Single Bedroom Three

9'5" x 8'4" (2.87m x 2.54m)

A versatile third bedroom which could also be used as a dressing room/office/home working. Built in Cabin Bed with great storage beneath. Bulkhead store cupboard.

### Luxury Re-Fitted Bathroom

8'1" x 6'1" (2.46m x 1.85m)

Exquisitely fitted with fully tiled walling and a 4 piece White suite. Comprises of a panelled bath with waterfall tap, separate shower cubicle with mixer shower, semi pedestal wash hand basin with waterfall tap and low level WC. Chrome heated towel rail. Tiled flooring and downlighting.







### Detached Garage

15'5" x 7'11" (4.70m x 2.41m)

With lighting and power. Entertaining Bar Area. Space and plumbing for washing machine.

### Outside

To the front of the property there is a low maintenance gravel/White stone area providing off street parking, alongside a block paved driveway providing further parking and leading to the rear garage.

Substantially fenced boundaries, Indian Stone Patio, artificial turf area with attractive pebble borders. Perfect for outside social/family entertainment and enjoyment.



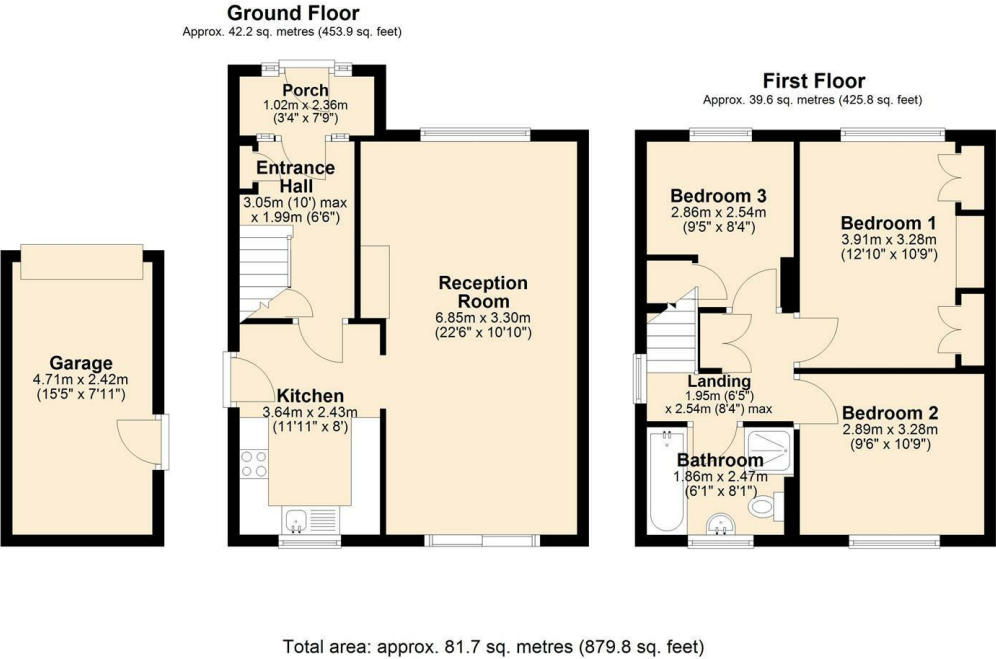
### School catchment areas

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.



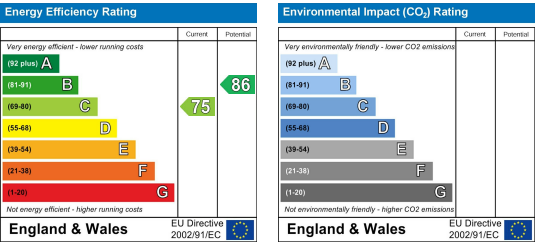
Floor Plan



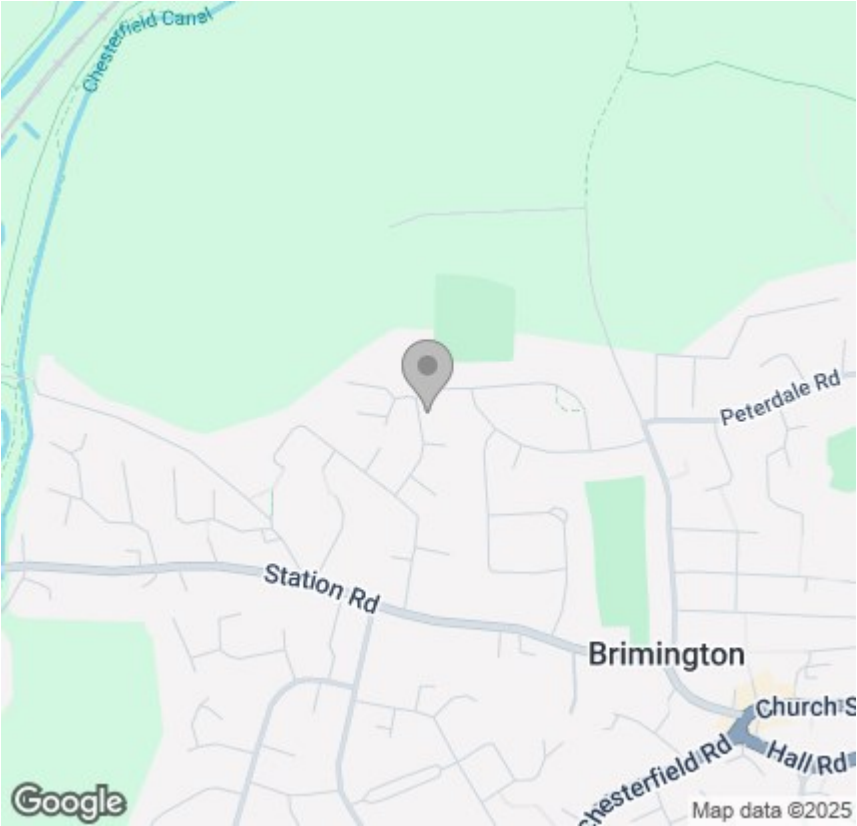
Viewing

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.

