



2 Layton Drive, Chesterfield, S41 9HX
GUIDE PRICE £345,000 - £355,000



*** GUIDE PRICE £345,000 - £355,000 *** EXTENDED FAMILY HOME * THREE GENEROUS BEDROOMS * LOUNGE, DINING AREA + FAMILY DINING KITCHEN * SIDE ENTRANCE/BOOT ROOM WITH CLOAKS/W.C. OFF * SHOWER ROOM/W.C. * EXCEPTIONALLY LARGE PLOT WITH TWO GARAGES & AMPLE PARKING

Enjoying a delightful position and forming part of small cul-de-sac development, this detached family home has been lovingly cared for and is immaculately presented throughout. The current owner has had the property extended to the rear to create a fabulous family dining kitchen which overlooks and leads out to the rear garden. It is also worth noting that there is consent to extend the property further, if required.

The accommodation is very well proportioned and boasts a practical layout spanning over two floors. To the ground floor the main door gives access to the entrance hall which has stairs to the first floor accommodation and door leading through to the sizeable living room with front aspect. This leads through to the former dining room which is now used as snug and has the side entrance hall/boot room and cloakroom/w.c. off. In addition to this there is the aforementioned family dining kitchen which provides plenty of space for dining table and further kitchen furniture or sofa.

To the first floor, there are three generously proportioned bedrooms and a shower room/w.c. with white suite.

Externally, there are sizeable gardens to front, side and rear elevations along with an ample driveway and TWO DETACHED GARAGES.

The property has the benefit of gas fired central heating and has UPVC double glazed windows and doors throughout.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Entrance Hall

10'1" x 5'5" (3.09m x 1.67m)

With UPVC entrance door and side panel to front elevation, stairs to first floor, double glazed window to side elevation and radiator.

Lounge

14'3" x 12'5" (4.36m x 3.80m)

A lovely bright reception room with double glazed box window to front elevation, radiator and opening out to:

Dining Room

10'9" x 8'3" (3.30m x 2.54m)

A multi-functional room which was previously the dining room and now links the lounge to the family dining kitchen.

The room opens out to the kitchen and side entrance hall and also has a radiator.

Family Dining Kitchen

15'6" x 11'10" (4.74m x 3.63m)

A fabulous family dining kitchen which has been added by the current owner and has been constructed to a high specification.

The room provides plenty of space for a sizeable dining table, plus sofa, if required. There are also base cupboard units with worksurfaces over as well as an inset single unit with mixer tap, space for cooker and fridge freezer, plumbing and space for dishwasher, ceramic tiled splashbacks, floating shelves with lighting below, kickboard lighting, double French doors and side panels looking out and leading on to the rear patio, tiled flooring and radiator.

Cloakroom/WC

7'1" x 4'10" (2.16m x 1.49m)

A good sized room accessed from the side entrance hall/boot room and having a white suite comprising low flush w.c. and wash hand basin.

Side Entrance Hall/Boot Room

7'11" x 5'10" (2.42m x 1.80m)

A useful side entrance area which has UPVC double glazed door to side elevation, wall mounted has central heating boiler

and walk-in understairs storage cupboard which has plumbing and space for washing machine. Also having radiator.

FIRST FLOOR ACCOMMODATION

Landing

A lovely bright landing which has double glazed window to front elevation and access to roof space via pull down loft ladder.

Bedroom One

12'8" x 9'2" (3.87m x 2.81m)

A good sized bedroom which has plenty of space for bedroom furniture and enjoys a front aspect with double glazed window and radiator.

Bedroom Two

11'10" x 9'3" (3.61m x 2.84m)

Another good sized bedroom, this time with a rear aspect and having built-in wardrobes with mirror fronted sliding doors, double glazed window to rear elevation and radiator.

Bedroom Three

9'11" x 6'3" (3.04m x 1.93m)

With double glazed window to front elevation and radiator.

Shower Room/WC

6'3" x 5'6" (1.91m x 1.69m)

Having been fitted with a white suite comprising large corner shower enclosure with fitted shower and sliding doors, low flush w.c., pedestal wash basin, ceramic wall and floor tiling, double glazed window to rear elevation and radiator.

Garage 1

20'2" x 9'2" (6.15m x 2.8m)

Positioned to the side of the property and having an up and over door, light and power.

Garage 2

19'11" x 9'11" (6.09m x 3.04m)

Positioned to the front of the property and having up and over door.

Outside

The property occupies an unusually good-sized plot for a property of this age and has gardens to front, side and rear elevations.

To the front there is an expanse of land leading up to the top of the road which is enclosed by a mix of conifer, rose bush and timber fenced boundaries and this is where the aforementioned Garage 2 is positioned.

There is also an ample block paved driveway which provides considerable off street vehicular standing, ideal for those requiring additional space for cars, vans, campervans etc.

To the rear there is a large patio area which is prime for outdoor entertaining and leads to the lower level grassed area which has clearly defined boundaries. The rear gardens enjoy a particularly private aspect.

EPC

The Property Has an EPC Rating of 70/C

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com

Rachael Grange 01246 232156 | rachael@wtparker.com

Tenure

The Property is understood to be freehold, registered Title DY245550

Services

We understand all mains services are connected to the Premises.

Council Tax Banding

Band C - Chesterfield Borough Council

Local Authority & Planning

All enquiries should be directed to:

Chesterfield Borough Council

Town Hall

Rose Hill

Chesterfield

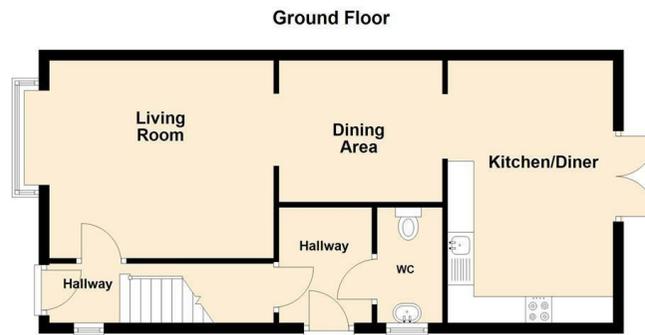
S40 1LP

Tel: 01246 345345

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England & Wales		EU Directive 2002/91/EC	



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