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33 Victoria House, Ashgate Road,
Ashgate, Chesterfield, S40 4AG

Guide price £400,000

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PRICE GUIDED £400,000-£425,000
OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION! WITHIN BROCKWELL NURSERY/INFANTS SCHOOL CATCHMENT! Internally offers 2183 sq ft of family accommodation set over 3 storeys- also scope for creating a parking space to the frontage/dropping of curb-(STPC- estimate available)

A beautiful bay-fronted 4/5 DOUBLE BEDROOM/THREE BATHROOM FAMILY PERIOD PROPERTY- which has been EXTENSIVELY MODERNISED THROUGHOUT! Located in the sought after suburb of Ashgate within very close distance to the town centre and local amenities, bus routes and train station .Impeccably presented and stylishly decorated the property is rich in period features and timeless character and internally offers 2183 sq ft of accommodation set over 3 storeys, gas central heating with a Ecotech Vaillant boiler and uPVC double glazing.

On the ground floor, welcoming entrance hallway, bay fronted family reception room, sung/sitting room, dining room and stunning open plan breakfasting kitchen with central island all having granite worksurfaces and integrated appliances & door to rear gardens, cloakroom/WC/utility. To the first floor principal double bedroom, two further bedrooms and superb large family bathroom with 4 piece suite. To the second floor two further double bedrooms and splendid family bathroom with 4 piece suite.

Front stone boundary walling with wrought iron gateway and steps to the Superb Limestone laid tiered levels with side Pergola and sleeper edged panted beds. Low stepping and pathway leads to the front entrance. Scope for creating a car parking space to the frontage/dropping of curb-(STPC- estimate available upon request.) To the rear is a low walled 'courtyard' garden area with colour stone pebbles and seating. Side steps to upper lawn area and onto the extensive entertainment decking area with is perfect for family or social enjoyment.







Additional Information

Gas Central Heating -Ecotech plus 938 Vaillant Combi Boiler Installed 2015
uPVC double glazed windows
Original coving and tall skirtings
Gross Internal Floor Area -202.9Sq.m/ 2183.5 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area-Outwood Academy Newbold
BROCKWELL NURSERY/INFANTS SCHOOL CATCHMENT
Situated within easy access to St Mary's RC Primary School

Front Entrance Hall

23'4" x 6'1" (7.11m x 1.85m)

Open front Porch area with front entrance door with full safety specification that leads into a welcoming reception hallway which sets the tone for this property's traditional elegance. Fabulous staircase with subtle lighting leads to the first and second floor accommodation.













Impressive Reception Room
15'11" x 13'7" (4.85m x 4.14m)
Generously proportioned and beautifully presented family reception room which has a front aspect bay window having elevated rooftop views. Original coving, downlighting and a superb feature contemporary fireplace with marble hearth and gas=fire. Distressed Oak laminate flooring.

Sitting Room/Snug
12'11" x 11'11" (3.94m x 3.63m)
A spacious and very adaptable sitting/snug room with a modern contemporary fire surround with feature inset having a multi fuel stove set upon a marble hearth. Original coving and downlighting compliment this room further, plus wall shelving with subtle lighting.

Dining Room
18'10" x 5'5" (5.74m x 1.65m)
Good sized dining area perfect for either formal or casual dining. Original coving and side aspect high level windows and additional glazed picture window to the rear aspect which overlooks the patio and gardens.

Stunning Kitchen/ Breakfast Room
19'1" x 11'7" (5.82m x 3.53m)
Splendid open plan kitchen/breakfasting room which along with the adjacent dining area and sitting/snug room creates the real 'HUB' of this fabulous family property. Includes a full range of stylish Nude colour base and wall units and central Breakfasting Island all complimented with quality granite work surfaces/upstands. Inset stainless steel sink with mixer tap to the Island and tiled splash backs compliment the base work surfaces. Integrated De-Dietrich Steam Oven and Microwave, space for Gas Range Cooker with Chimney Extractor Fan above. Space for fridge/freezer. Coving to the ceiling and recently beautifully tiled marble effect flooring. Single glazed door to the patio and gardens. Further door to the Cloakroom/WC/Utility.

Cloakroom/WC/Utility
Recently re-fitted and includes a low level WC and wash hand basin. Space and plumbing is provided for washing machine.

First Floor Landing
13'1" x 6'1" (3.99m x 1.85m)
Access to the first floor accommodation and staircase to the second floor.

Front Principal Bedroom One
18'4" x 12'9" (5.59m x 3.89m)
Amazing light and airy main double bedroom with two front aspect windows which enjoy rooftop views towards countryside. Feature caste fireplace. Downlighting.

Rear Double Bedroom Two
12'10" x 11'11" (3.91m x 3.63m)
Generously proportioned second double bedroom with rear aspect window.Quality range of open plan wardrobes. Complimentary sets of drawers and open wall shelving.

First Floor Landing Two
9'4" x 2'10" (2.84m x 0.86m)
Access to bedroom 5 and to the family bathroom

Rear Single Bedroom Five
9'4" x 8'9" (2.84m x 2.67m)
A versatile 5th bedroom which could also be used for office/study or home working. Rear aspect window. The Combi boiler is located in this bedroom.

Luxury Family Bathroom
11'11" x 9'7" (3.63m x 2.92m)
A splendid family bathroom being partly tiled and comprising of a 4 piece suite which includes a family bath, separate shower cubicle with rainfall shower, wash hand basin set in attractive vanity unit and low level WC. Chrome heated feature radiator. Rear aspect window.

Second Floor Landing
16'3" x 6'1" (4.95m x 1.85m)
Access to both second floor bedrooms and further bathroom







Rear Double Bedroom Three
11'9" x 11'11" (3.58m x 3.63m)
Well proportioned double bedroom with side aspect window. Ideal guest or teenager's area.

Front Double Bedroom Four
11'11" x 11'10" (3.63m x 3.61m)
Further good sized fourth double bedroom with side aspect window.

Second Floor Superb Bathroom
11'8" x 6'1" (3.56m x 1.85m)
Being partly tiled and comprising of a 4 piece suite which includes a family bath, separate shower cubicle with rainfall shower, wash hand basin set in attractive vanity unit and low level WC. Chrome heated feature radiator. Velux window. Downlighting.

Cellar
18'8" x 9'3" (5.69m x 2.82m)
Fabulous storage area.

Outside
Front stone boundary walling with wrought iron gateway and steps to the superb Limestone laid tiered levels with side Pergola and sleeper edged panted beds. Low stepping and pathway leads to the front entrance.

To the rear is a low walled 'courtyard' garden area with colour stone pebbles and seating. Side steps to upper lawn area and onto the extensive entertainment decking area with is perfect for family or social 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.

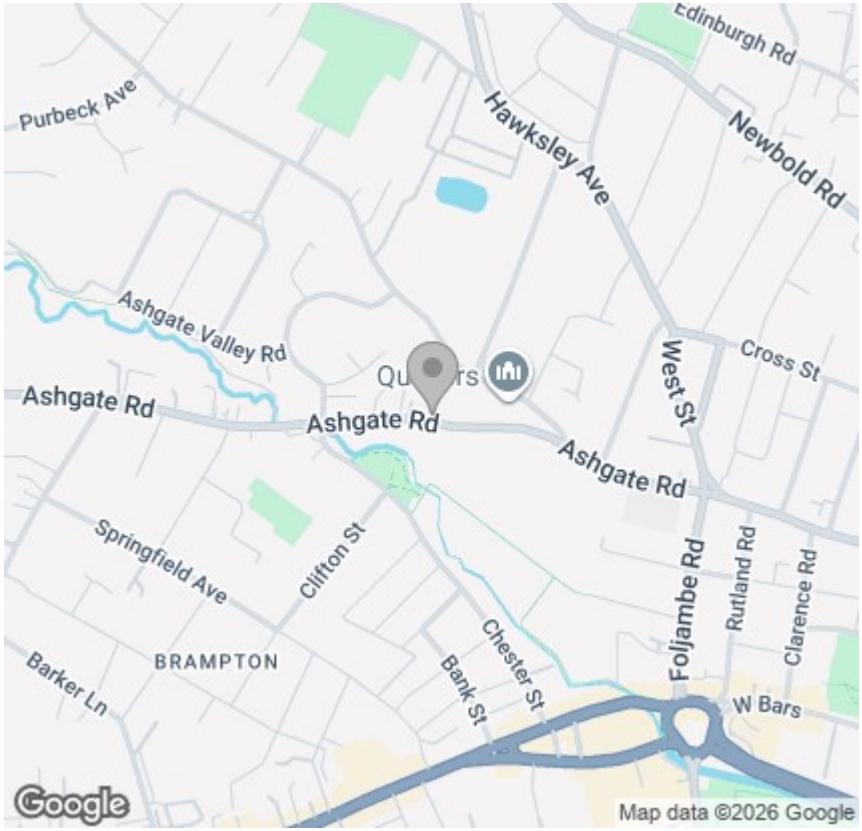
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 202.9 sq. metres (2183.5 sq. feet)

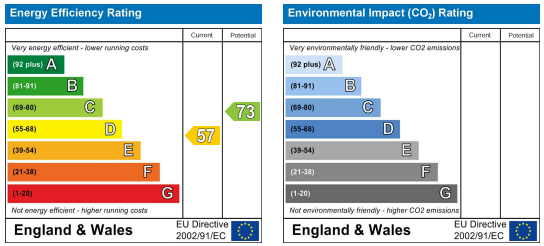
Area Map



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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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