3 Treeneuk Close,
Chesterfield, S40 3RR

OFFERS IN THE REGION OF

£550,000

WILKINS VARDY

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CHARMING DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - THREE RECEPTION ROOMS - DOUBLE GARAGE

Welcome to this spacious four bedroom, two bathroom detached family home, perfectly designed for modern family living. This charming residence boasts a thoughtful layout featuring three versatile reception rooms, ideal for both relaxation and entertainment. The fitted kitchen is equipped with some integrated appliances and leads to a convenient separate utility room, enhancing functionality for busy households. The property also benefits from a cloakroom/WC, ensuring practicality for family and guests alike. Additionally, an attached double garage and ample driveway parking provide convenience and security.

Set within mature gardens both front and rear, this home offers a beautiful outdoor space for children to play and adults to unwind. While the property is in good condition, some cosmetic improvement is required, allowing you to personalize it to your taste.

This is a fantastic opportunity for families looking to create their dream home in a sought after location. Don't miss out on this exciting chance to add your own style to a well loved family residence!

- CHARMING DETACHED FAMILY HOME IN POPULAR CUL-DE-SAC POSITION
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM OFF
- THREE RECEPTION ROOMS
- CLOAKS/WC
- FOUR BEDROOMS
- TWO BATHROOMS
- ATTACHED DOUBLE GARAGE & DRIVEWAY PARKING
- GARDENS TO FRONT & REAR
- BROOKFIELD SCHOOL CATCHMENT
- EPC RATING: D

General
Gas central heating (Worcester Combi Boiler)
Timber framed sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 178.0 sq.m./1916 sq.ft.
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A timber framed double glazed front entrance door with matching side panel opens into a ...

Entrance Porch
Having a timber framed and glazed door with matching side panel opening into a ...

'L' Shaped Entrance Hall
With staircase rising to the First Floor accommodation.

Study/Office
9'5 x 7'3 (2.87m x 2.21m)
A versatile front facing reception room.

Living Room
17'8 x 13'6 (5.38m x 4.11m)
A generous bay fronted reception room having a feature brick fireplace with display niches, tiled hearth and an inset coal effect electric fire. The fireplace extending to the side to provide TV standing.
Double doors give access into the ...

Dining Room
12'8 x 11'9 (3.86m x 3.58m)
A good sized reception room having sliding patio doors which overlook and open onto the rear patio.

Kitchen
15'3 x 12'8 (4.65m x 3.86m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, microwave combi oven, electric oven and 4-ring gas hob with extractor hood over.
Space is provided for a fridge.
Vinyl flooring.

Utility Room
10'2 x 6'1 (3.10m x 1.85m)
Having a double base unit with drawers with complementary work surface over, having a tiled splashback.
Inset stainless steel circular sink.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.
Vinyl flooring.
A door gives access onto the rear of the property, and a further door opens to a ...

Cloaks/WC
6'1 x 3'1 (1.85m x 0.94m)
Having a hand wash basin with tiled splashback and a low flush WC.

On the First Floor

Landing
Having two built-in storage cupboards.

Bedroom One
13'5 x 11'9 (4.09m x 3.58m)
A good sized rear facing double bedroom having built-in wardrobes with sliding doors. A door gives access into a ...

En Suite Shower Room
8'3 x 4'7 (2.51m x 1.40m)
Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, inset hand wash basin and a low flush WC.

Bedroom Two
11'9 x 11'7 (3.58m x 3.53m)
A good sized front facing double bedroom.

Bedroom Three
11'9 x 10'11 (3.58m x 3.33m)
A good sized rear facing double bedroom having built-in wardrobes with sliding doors.

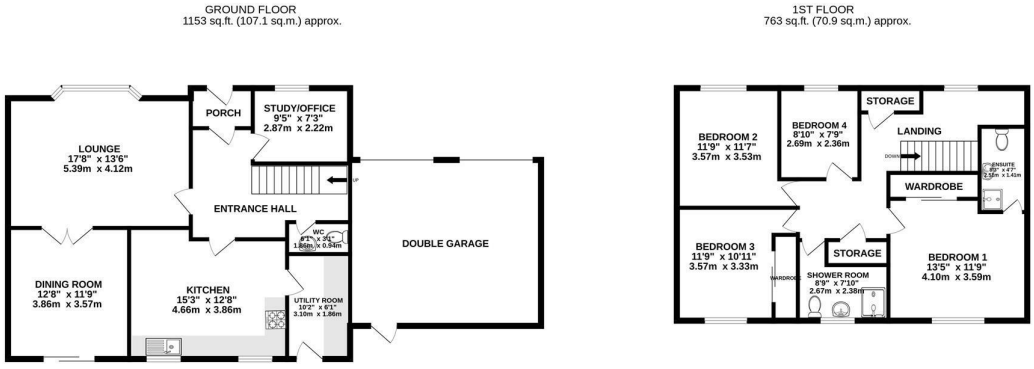
Bedroom Four
8'10 x 7'9 (2.69m x 2.36m)
A front facing single bedroom.

Shower Room
8'9 x 7'10 (2.67m x 2.39m)
Being fully tiled and fitted with a modern white suite comprising a walk-in shower enclosure with mixer shower, semi recessed hand wash and concealed cistern WC with storage below and to the sides.
Vertical heated towel rail.
Tiled floor and downlighting.

Outside
A driveway to the front of the property provides off street parking for two cars and leads to an Attached Double Garage having light, power and rear personnel door. The front garden is laid to lawn and has a corner planted bed and a couple of trees.

To the rear of the property there is an enclosed garden which consists of a paved patio and a paved pathway which runs across the back of the house. There is also a lawned garden with a well stocked border of plants and shrub, together with a mature tree.

External lighting and an outside water tap are also provided.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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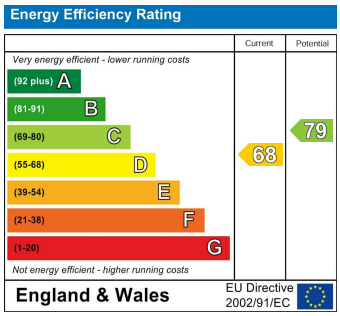

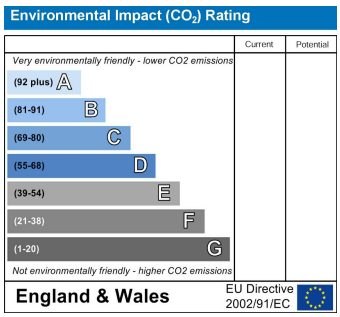

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VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, shower units, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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