



17 Appletree Road, Stanfree, Chesterfield, S44 6AJ  
2 Bed roomed House, Self Contained Annexe & Dev. Land with Planning  
Guide Price - £375,000



\* DEVELOPMENT OPPORTUNITY \* TWO BEDROOMED HOUSE WITH SEPARATE ONE BEDROOMED ANNEXE \* OUTLINE PLANNING CONSENT FOR UP TO THREE DWELLINGS \* BEAUTIFULLY MAINTAINED THROUGHOUT \* PERFECT FOR FAMILIES WITH DEPENDENT RELATIVES \* AIR BNB BUSINESS OPPORTUNITY \* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZING \* IMMACULATE, READY TO MOVE INTO ACCOMMODATION

A fabulous opportunity to acquire a very special and unique property which offers extremely flexible living space along with a large garden which has planning permission for the erection of up to three dwellings.

The house itself is immaculately presented throughout and is ready to move into. The lounge and dining room have been knocked through to create a welcoming and practical reception room which boasts a cast-iron wood burning stove, two windows to front elevation and stairs to the first floor. There is also a fitted kitchen which enjoys a rear aspect and has stable door leading to the rear courtyard. To the first floor there are two double bedrooms and a refitted shower room/w.c.

As previously mentioned, there is also a separate self-contained annexe which boasts a kitchen, lounge, bedroom and wet room and is perfect for dependant relatives or alternatively to offer as a holiday cottage. Similar to the house, the annexe is immaculately presented throughout.

In addition to the above, the property occupies an extremely good sized plot which has PLANNING PERMISSION for the erection of up to three dwellings. Further information is available from the selling agent or directly with Bolsover District Council.



## MAIN HOUSE

### Ground Floor Accommodation

#### Lounge/Dining Room

29'0" x 14'2" (8.84m x 4.32m)

The stairs have been relocated from the centre of the property which has allowed the lounge/dining room to be knocked through to create an impressive reception room which the current vendor uses as separate lounge and dining areas.

#### Lounge Area

14'2" x 13'5" (4.32m x 4.11m )

A lovely bright and open space with a chimney breast housing cast-iron wood burning stove, corner TV plinth with storage below, two UPVC double glazed windows to front elevation and radiator.

#### Dining Area

15'2" x 14'2" (4.63m x 4.32m)

With UPVC double glazed entrance door to side elevation, stairs to first floor accommodation, ceramic tiled flooring and radiator.

Door leading through to:

#### Kitchen

13'2" x 7'10" (4.03m x 2.41m)

Having been fitted with a range of wall and base cupboard units with granite worksurfaces over and inset double bowl sink unit with mixer tap over. Also having built-in eye level gas oven with electric grill, four ring gas hob, plumbing and space for dishwasher, fridge, microwave housing, ceramic tiled splashbacks, wall mounted gas central heating boiler, UPVC double glazed window to rear elevation along with double glazed stable door.

### First Floor Accommodation

#### Landing

With built-in storage cupboards, access to roof space, UPVC double glazed window to side elevation and doors to:

#### Bedroom One

14'2" x 11'0" (4.32m x 3.36m)

A sizeable master bedroom which has a range of fitted wardrobes with mirrored sliding doors along one wall, chimney breast shelving recess, built-in over stairs storage cupboard, radiator.

#### Bedroom Two

11'0" x 7'9" (3.37m x 2.38m )

Another good sized bedroom with further storage facilities and having UPVC double glazed window enjoying open aspect to rear and radiator.

#### Refitted Shower Room/WC

5'11" x 5'8" (1.82m x 1.75m )

Having been refitted with a quality white suite comprising large corner shower enclosure with fitted shower, sliding door and side panel, 'floating' sink unit with mixer tap over and drawers below, low flush w.c., full height wall tiling, heated towel rail, UPVC double glazed window to rear elevation, extractor fan and inset ceiling spotlights.

### SEPARATE SELF-CONTAINED ANNEXE

#### Kitchen

12'2" x 7'9" (3.72m x 2.37m)

Having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap over. Also having built-in electric oven with gas hob and extractor canopy over, space and plumbing for washing machine, space for undercounter fridge and freezer, UPVC double glazed entrance door and side panel to outside, sun tunnel, ceramic tiled splashbacks, wall mounted gas central heating boiler and doors leading off to:

#### Lounge

12'5" x 10'6" (3.80m x 3.21m)

With UPVC double glazed window to rear elevation along with UPVC double glazed French doors leading to outside. Also having block wood flooring and radiator.

#### Bedroom

12'5" x 10'6" (3.80m x 3.21m)

A lovely, bright double bedroom which has UPVC double glazed window to side elevation and radiator.

#### Wet Room/WC

7'8" x 6'2" (2.36m x 1.88m )

Full Travertine wall and floor tiling with shower area having fitted shower, low flush w.c. with concealed cistern and wash basin inset into vanity unit with mixer tap over and storage below. Also having UPVC double glazed window to front elevation and heated towel rail.

#### OUTSIDE

To the side of the annexe there is a multi-purpose gravelled area which offers a lovely mediterranean courtyard area but also doubles up as additional off street vehicular standing.

Immediately to the rear of the property there is a private courtyard area which is easily accessed from the kitchen stable door. This area is fully enclosed by timber fencing and therefore offers a great space for the safe enjoyment of children and pets.

In addition to the above, there is also a large area of garden to the rear of the property which has pedestrian and vehicular access. The land is currently used as garden and is mainly laid to lawn with raised gravelled areas, shed with electricity supply, greenhouse and further outbuildings but does have OUTLINE PLANNING PERMISSION for the erection of up to three single storey dwellings.

#### Planning Permission

An application for outline planning consent has been granted for the erection of up to three dwellings. The full application and all documents can be viewed/downloaded from the Bolsover District Council website quoting the below planning reference.

Bolsover District Council 25/00258/OUT

#### EPC Rating

57/D

#### Council Tax Banding

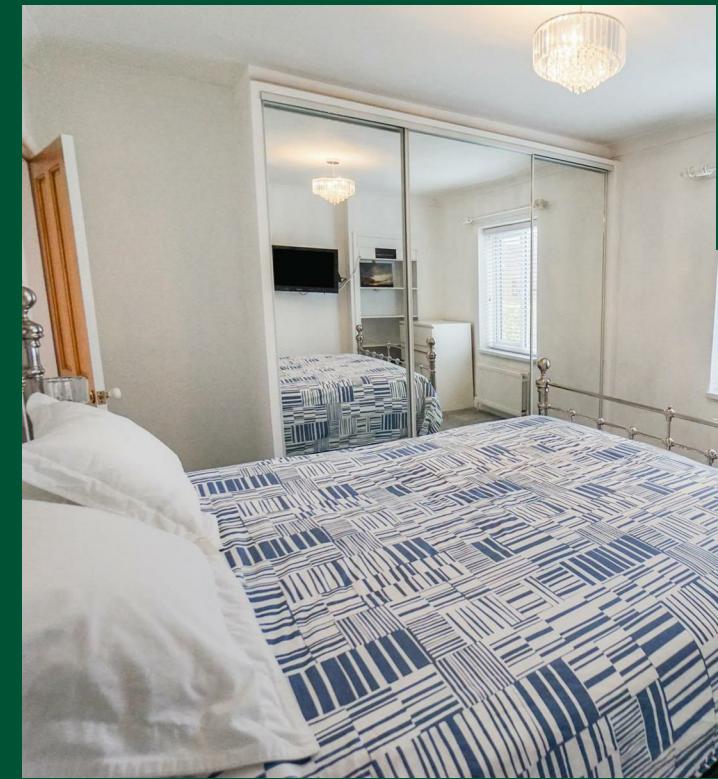
Please note that both the house and the annexe are liable for council tax.

Bolsover District Council  
Band A for 17 Appletree Road  
Band A for Annexe to 17 Appletree Road

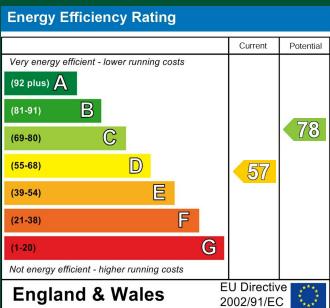
#### Viewing

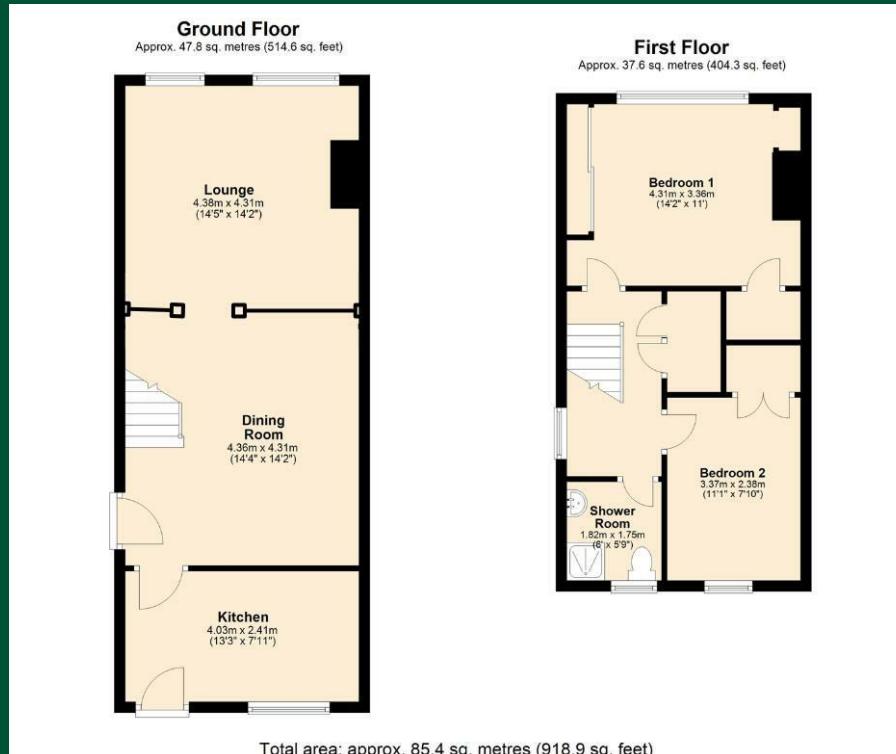
Strictly by appointment with the agent:

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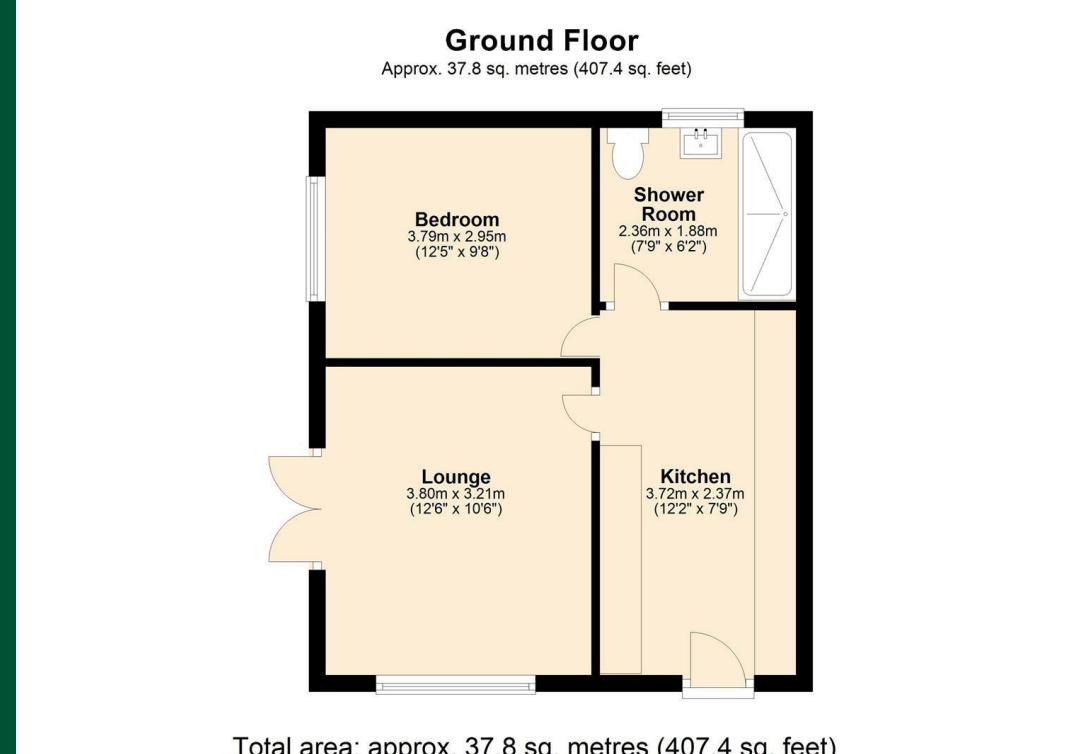








Main House Floorplan



Annexe Floorplan

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1. All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2. Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3. Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4. Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5. Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6. These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7. Alterations to the details may be necessary during the marketing without notice.



Proposed Site Layout