

MOORVIEW



BLenheim



WELCOME TO MOORVIEW, 27 TINKER STREET, AN OUTSTANDING FOUR BEDROOMED DETACHED HOME THAT IS SUITABLE FOR A VARIETY OF PURCHASERS.

This gorgeous, contemporary property is well-appointed for modern day living, offers good-sized living spaces and boasts delightful countryside views to the front.





ENTRANCE HALLWAY

The ground floor contains the main living spaces, including a wonderfully cosy lounge and a flexible dining room, which could be used in multiple different ways, ideal for hosting guests.

Being the heart of the home is the living kitchen with a variety of integrated appliances, a Morso multi-fuel log burner and bi-folding doors opening to the rear garden. The first floor houses four bedrooms, including two double bedrooms, and two superb double bedroom suites. Externally there is off-road parking for three vehicles, further parking on Tinker Street, a single garage and to the rear is a landscaped garden with an array of plants, ideal for outdoor relaxation.

Additional renovations totalling £60,000 have been invested by its current owners, resulting in high-quality finishes throughout. Upgrades include bespoke fitted wardrobes, new flooring/carpets, fully tiled bathrooms, bespoke blinds/shutters and outstanding landscaped gardens with external lighting.

Moorview is located in Brimington which is close to the amenities of Chesterfield town centre including a variety of shops, restaurants and public houses. Close-by are outdoor activities, including Tapton golf club. There are also excellent transport links, with good access to the A61 and motorway networks.

The property briefly comprises of on the ground floor:

Entrance hallway, snug, lounge, WC, storage cupboard, living kitchen and utility room.

On the first floor: Landing, master bedroom, wardrobe, master en-suite shower room, storage cupboard, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, family bathroom and bedroom 4.

Outbuildings: Single garage.





GROUND FLOOR

A composite door with a double glazed obscured panel and a matching side panel opens to the entrance hallway.

Entrance Hallway

With pendant light points, a central heating radiator and Karndean flooring. Timber doors open to the dining room, lounge, WC, storage cupboard and living kitchen.

Snug

11'2 x 9'10 (3.40m x 3.00m)

A flexible room that could be used in a variety of ways. With a front facing UPVC double glazed window, pendant light points, central heating radiator, a data point and Karndean flooring.

Lounge

14'1 x 11'11 (4.28m x 3.62m)

A delightful lounge having front and side facing UPVC double glazed windows, pendant light points, central heating radiator, a TV/aerial point and Karndean flooring.

WC

A large WC with a flush light point, extractor fan, a central heating radiator and Karndean flooring. An Ideal Standard suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap.

Storage Cupboard

Useful for storage.

Living Kitchen

29'11 x 14'9 (9.12m x 4.50m)

A superb living kitchen having a rear facing UPVC double glazed window, pendant light points, TV/aerial point, central heating radiators, one with a decorative cover and Karndean flooring. The focal point of the room is the Morso multi-fuel log burner with a stone hearth. A range of fitted base/wall and drawer units incorporate a work surface, upstands, under-counter lighting and a 1.5 bowl, stainless steel sink with a chrome mixer tap. Appliances include a Bosch six-ring gas hob, extractor hood, a Bosch microwave, Bosch oven, a full-height fridge/freezer and an Indesit dishwasher. A separate central island has a matching work surface that has the provision for seating for three chairs. A timber door opens to the utility room and UPVC bi-folding doors with double glazed panels open to the rear of the property.

Utility Room

With a flush light point, extractor fan, a central heating radiator and Karndean flooring. There is a base unit incorporating a work surface and a 1.0 bowl stainless steel sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. A composite door with an obscured double glazed panels opens to the right-hand side of the property.



LOUNGE



LOUNGE





LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

FIRST FLOOR

From the entrance hallway, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

Having a pendant light point and a central heating radiator. Access can be gained to eaves storage. Timber doors open to the master bedroom, storage cupboard, bedroom 2, bedroom 3, family bathroom and bedroom 4.

Master Bedroom

11'11 x 11'6 (3.62m x 3.50m)

A stunning dual aspect master bedroom with a front facing UPVC double glazed window with superb countryside views, a side facing UPVC double glazed window, flush light point and a central heating radiator. Timber double doors open to the wardrobe and a timber door opens to the master en-suite shower room.

Wardrobe

A good sized wardrobe with shelving and long hanging storage.

Master En-Suite Shower Room

With a front facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and tiled flooring. An Ideal Standard suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a separate fully tiled shower enclosure with a fitted shower, additional hand shower facility and a glazed screen/door.

Storage Cupboard

Useful for storage. Also housing the boiler.

Bedroom 2

18'7 x 12'11 (5.67m x 3.93m)

A large double bedroom having rear facing UPVC double glazed windows, pendant light points, and central heating radiators. A variety of fitted furniture includes drawer units, shelving, short and long hanging. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

With a side facing UPVC double glazed obscured window, flush light point, extractor fan, chrome heated towel rail and tiled flooring. An Ideal Standard suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and storage above. To one corner is a separate fully tiled shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

10'10 x 9'2 (3.30m x 2.80m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes short hanging and shelving.

Family Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point, extractor fan and a chrome heated towel rail. An Ideal Standard suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a panelled bath with a chrome mixer tap and an additional hand shower facility.

Bedroom 4

10'0 x 9'0 (3.06m x 2.75m)

A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 2



BEDROOM 2



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



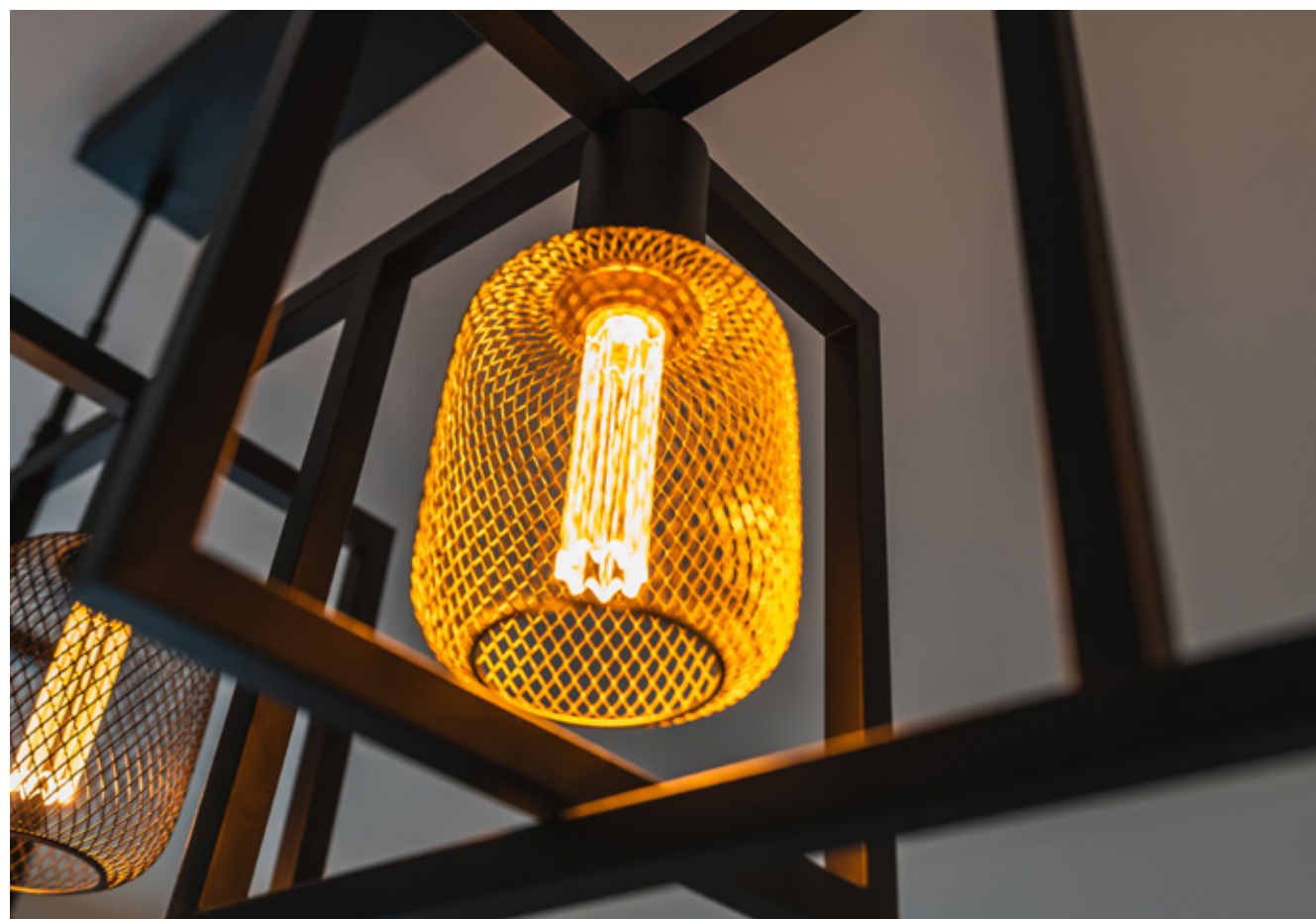
FAMILY BATHROOM



BEDROOM 4



FAMILY BATHROOM





EXTERIOR & GARDENS

The front of the property has exterior lighting and an area mainly laid to lawn with plants. A stone flagged path continues to the main entrance door.

To the right hand side of the property is a drive with parking for three vehicles and an electric vehicle charging point. Access can be gained to the utility room and the single garage. A timber pedestrian gate opens to the rear of the property.

Single Garage

19'8 x 9'10 (6.00m x 3.00m)

With an up-and-over door, light and power.

The rear of the property has exterior lighting, external power and a water tap. The garden has been professionally landscaped is mainly laid to lawn with a raised stone flagged seating terrace bordered by an array of plants. It is fully enclosed by timber fencing.

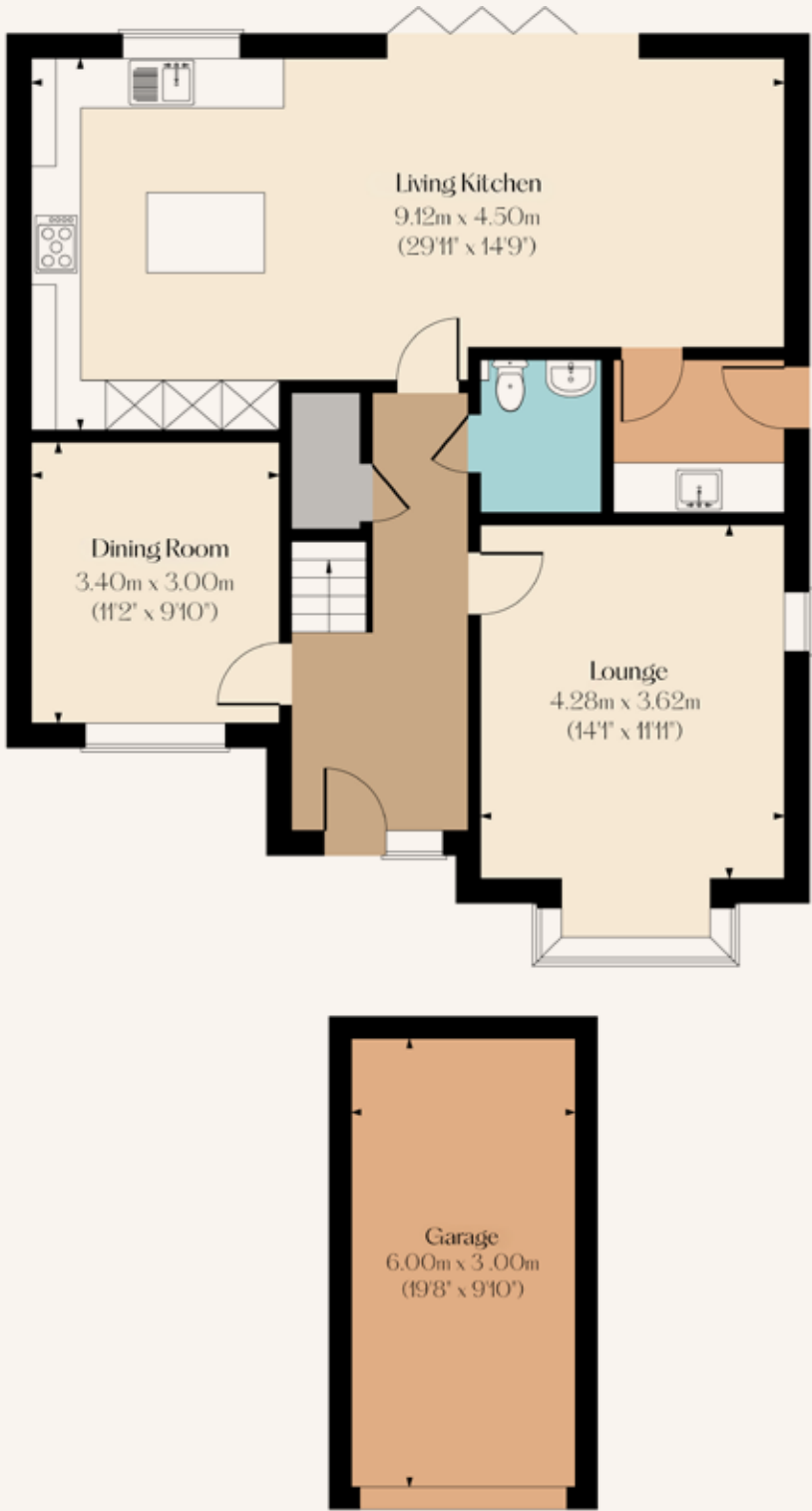




GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:
909 SQ.FT. (84.5 SQ.M.)

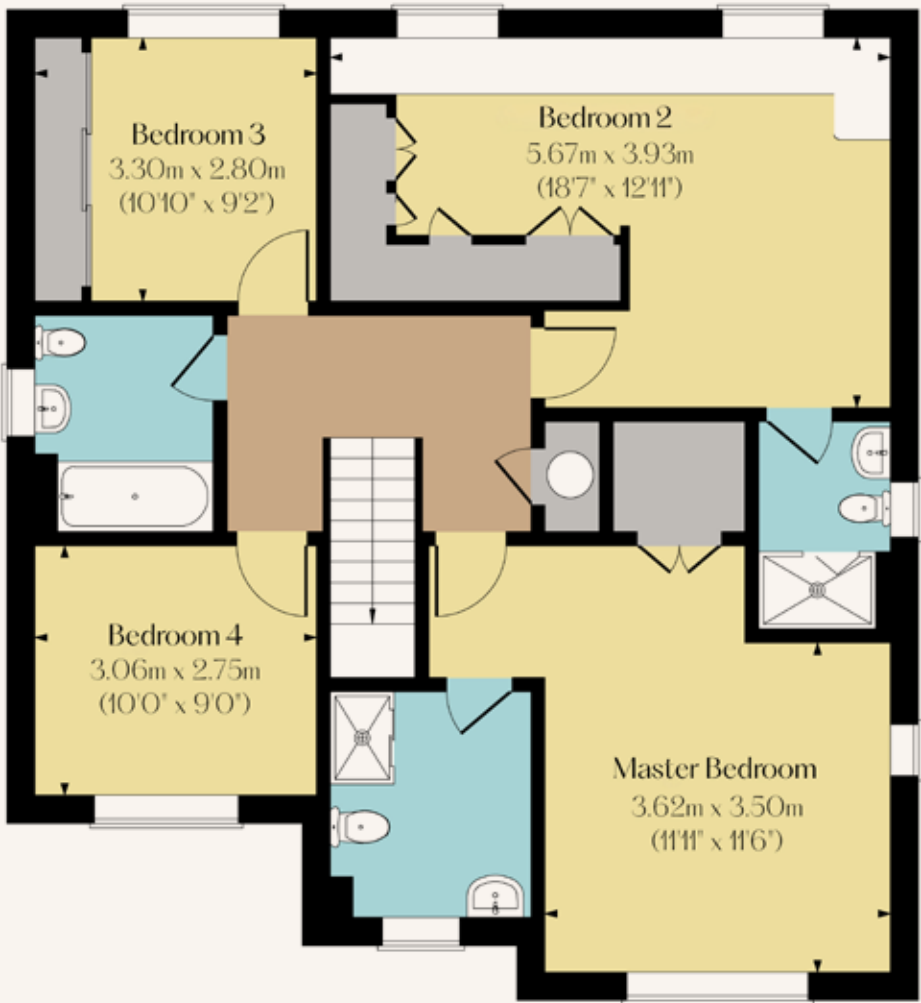
Garage Approximate Floor Area:
234 SQ.FT. (21.7 SQ.M.)



FIRST FLOOR

First Floor Approximate Floor Area:
897 SQ.FT. (83.3 SQ.M.)

Total Approximate Floor Area (Including Garage):
2000 SQ.FT. (185.8 SQ.M.)



<div>BEDROOMS</div> <div>4</div>	<div>BATHROOMS</div> <div>3</div>
<div>LIVING ROOMS</div> <div>3</div>	<div>SQFT</div> <div>2040</div>
<div>TENURE</div> <div>Freehold</div>	<div>COUNCIL TAX</div> <div>F</div>

Services

Mains gas, mains electric, mains water and mains drainage.
The broadband is fibre and the mobile signal quality is good.

Rights of Access/Shared Access

None.

Covenants/Easements or Wayleaves and Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	97	97
81–91	B		
69–80	C		
55–68	D		
39–54	E		
21–38	F		
01–20	G		

MOORVIEW

27 Tinker Street, Chesterfield, Derbyshire,
S43 1FS

Offers in Excess of
£475,000

Viewing strictly by appointment with our
consultant on: 0114 358 2020

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