

16 Chatsworth Court,  
Staveley, S43 3LL

OFFERS AROUND

£325,000

W  
WILKINS VARDY

# £325,000

DETACHED FAMILY HOME - STYLISH ACCOMMODATION - CUL-DE-SAC POSITION - BACKS ONTO SCHOOL PLAYING FIELDS

Occupying a cul-de-sac position is this superb detached family home which offers well proportioned and stylish accommodation. The layout of the house promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls.

Upon entering the property there is a contemporary hi-gloss kitchen with a range of integrated appliances. The property also features two reception rooms, the living room having a feature media wall and French doors opening to the rear garden. With four good sized bedrooms and two modern shower rooms, this is an ideal property for those seeking a generous home that accommodates both relaxation and practicality. For those with vehicles, the property offers off street parking and an integral garage.

Located in an established residential area, the property is well placed for accessing the local amenities in Inkersall and Staveley, and is just a short distance from Poolsbrook Country Park.

- DETACHED FAMILY HOME IN CUL-DE-SAC POSITION
- TWO GOOD SIZED RECEPTION ROOMS
- FOUR GOOD SIZED BEDROOMS
- INTEGRAL GARAGE & OFF STREET PARKING WITH EV CHARGING POINT
- SOLAR PHOTOVOLTAIC PANELS (OWNED)
- CONTEMPORARY FITTED KITCHEN
- uPVC SEALED UNIT DOUBLE GLAZED WINDOWS AND DOORS (2024)
- EN SUITE SHOWER ROOM & RE-FITTED FAMILY SHOWER ROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- EPC RATING: B

## General

Gas central heating  
 uPVC sealed unit double glazed windows and doors installed 2024 (unless otherwise stated)  
 Photovoltaic solar panels (Owned)  
 Security alarm system  
 Gross internal floor area - 121.5 sq.m./1308 sq.ft. (including Garage)  
 Council Tax Band - D  
 Tenure - Freehold  
 Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring and having a staircase rising to the First Floor accommodation.  
 A door from here gives access into the integral garage.

## Kitchen

15'3 x 9'1 (4.65m x 2.77m)  
 Fitted with a range of light grey hi-gloss wall, drawer and base units with under unit and plinth lighting, and complementary work surfaces over. Inset sink with mixer tap.  
 Integrated appliances to include a dishwasher, fridge/freezer, two Bosch electric ovens and induction hob with angled extractor over.  
 Tile effect vinyl flooring.  
 A uPVC double glazed door gives access onto the side of the property.

## Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.

## Dining Room

9'8 x 9'4 (2.95m x 2.84m)  
 A good sized rear facing reception room fitted with laminate flooring.

## Living Room

16'2 x 12'11 (4.93m x 3.94m)  
 A spacious reception room having a feature media wall with built-in base units, display shelving with downlighting and contemporary electric fire. uPVC double glazed French doors overlook and open onto the rear patio.

## On the First Floor

## Landing

Having a built-in airing cupboard.

## Master Bedroom

15'3 x 11'5 (4.65m x 3.48m)  
 A good sized front facing double bedroom having a range of fitted wardrobes. A door gives access into a ...

## En Suite Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin and a low flush WC.  
 White hi-gloss wall hung tall cabinet.  
 Chrome vertical towel radiator.  
 Tiled floor and downlighting.

## Bedroom Two

10'11 x 10'7 (3.33m x 3.23m)  
 A good sized rear facing double bedroom having a built-in double wardrobe.

## Bedroom Three

10'7 x 9'3 (3.23m x 2.82m)  
 A rear facing double bedroom having fitted wardrobes.

## Bedroom Four

9'2 x 6'4 (2.79m x 1.93m)  
 A front facing single bedroom, currently used as an office/study.

## Re-Fitted Family Shower Room

Being part tiled and fitted with a modern 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with vanity unit below, and a concealed cistern WC.  
 Tiled floor with under floor heating.

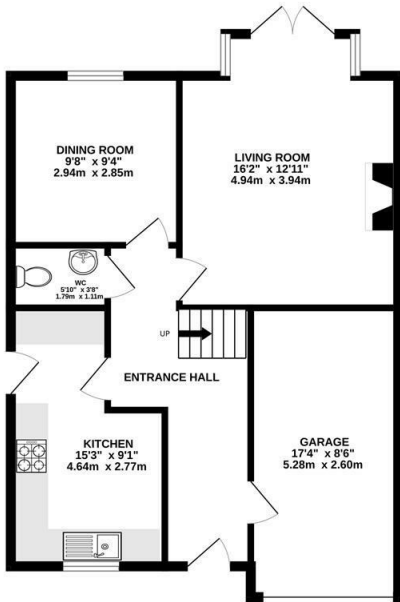
## Outside

To the front of the property there is a tarmac driveway with shrub side border providing off street parking and leading to the Integral Garage. EV Charging point installed.

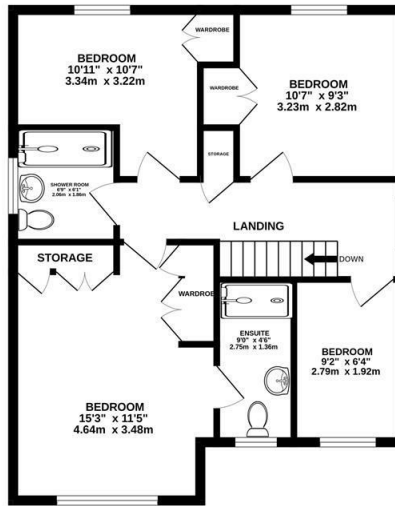
A paved path leads down the side of the property to a gate which gives access to the rear of the property, where there is a low maintenance paved garden with small circular lawn.



**GROUND FLOOR**  
688 sq.ft. (63.9 sq.m.) approx.



**1ST FLOOR**  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	82	84
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



**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 Springwell Community College 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**

wilkins-varDY.co.uk