

wards
estate agents

72 Church Lane, Calow

, Chesterfield, S44 5AJ

Guide price £230,000

72 Church Lane, Calow

Chesterfield, S44 5AJ

Guide Price £230,000 - £240,000

Early viewing is highly recommended of this EXTENDED FOUR BEDROOM SEMI DETACHED FAMLY HOUSE which is situated in this ever popular residential location being extremely convenient for local amenities, local schools, Calow Royal Hospital and excellent road network links to the A61/617 and M1 motorway junction 29.

Internally the accommodation offer s over 1300 sq ft of versatile family living space which includes extended utility space with French doors to the rear gardens. Main entrance hallway, front family reception room, fabulous dining kitchen with integrated appliances and leading to the conservatory.
To the first floor, main double bedroom with range of fitted wardrobes, two further double bedrooms, versatile fourth bedroom which could also be used for office/home working and fully tiled family bathroom with 3 piece suite.

Front low maintenance garden space with ample car standing space. Rear enclosed garden with area of artificial lawn having pergola above. External firepit, offering excellent social and family entertaining/relaxation space. Garden shed and workshop with lighting, power & security alarm.
Rattan garden furniture and fire pit is included in the full asking price. 6 person Hot tub/ Sauna available by separate negotiation.

Included Items
Rattan garden furniture and fire pit is included in the full asking price. 6 person Hot tub/ Sauna available by separate negotiation.

























Additional Information
Gas Central Heating- Combi boiler- Worcester Bosch- serviced
Security Alarm System
uPVC Double Glazed Windows/facias/soffits
Gross Internal Floor Area- 124.7Sq.m/ 1342.6Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Outwood Academy-Hasland Hall
Hot Tub and Sauna to be included by separate negotiation

Front Entrance Hall
10'3" x 6'1" (3.12m x 1.85m)
uPVC entrance door leads into this very spacious hall. Store cupboard with consumer unit. Stairs climb to the first floor.

Reception Room
12'6" x 12'5" (3.81m x 3.78m)
Spacious family living room with front aspect window. Cinema screen. Modern fire surround with pebble effect electric fire.

Kitchen/Diner
18'11" x 8'3" (5.77m x 2.51m)
Comprising of a range of Shaker Oak base and wall units with complimentary work surfaces and ins et stainless steel sink unit with tiled splash backs. Integrated double oven, ceramic hob and extractor fan. Integrated dishwasher and fridge/freezer. French doors lead into the conservatory. Tiled flooring.

Conservatory
10'3" x 9'4" (3.12m x 2.84m)
Having TV point,and single uPVC door to the rear gardens.

Utility Room
18'10" x 6'7" (5.74m x 2.01m)
With access from a front uPVC entrance door. Space is provided for washer/dryer, fridge freezer. Worcester Bosch Combi boiler. French doors leads to the rear garden.

First Floor Landing
7'7" x 6'0" (2.31m x 1.83m)
Airing cupboard with shelving. Access t the boarded loft space.

Front Double Bedroom One
12'5" x 10'2" (3.78m x 3.10m)
Main double bedroom with front aspect window. Range of fitted wardrobes including top boxes

Front Double Bedroom Two
18'10" x 6'7" (5.74m x 2.01m)
Extended double bedroom with front and rear aspect windows.













Rear Double Bedroom Three
12'7" x 8'4" (3.84m x 2.54m)
Third double bedroom with rear aspect window overlooking the landscaped gardens.

Front Single Bedroom Four
8'5" x 7'6" (2.57m x 2.29m)
A versatile fourth bedroom which could also be used for office or home working space.

Family Bathroom
7'7" x 6'0" (2.31m x 1.83m)
Being fully tiled and comprising of a 3 piece suite which includes bath, pedestal wash hand basin and low level WC. Pine wood ceiling.

External Store Room
8'7" x 5'9" (2.62m x 1.75m)
Useful store room with lighting and power.

External Workshop
22'5" x 6'0" (6.83m x 1.83m)
fabulous external workshop or home working space with power and lighting and security alarm system.

Outside
Front open plan garden and driveway which offers car standing space.

Rear enclosed gardens with artificial turf. water tap.

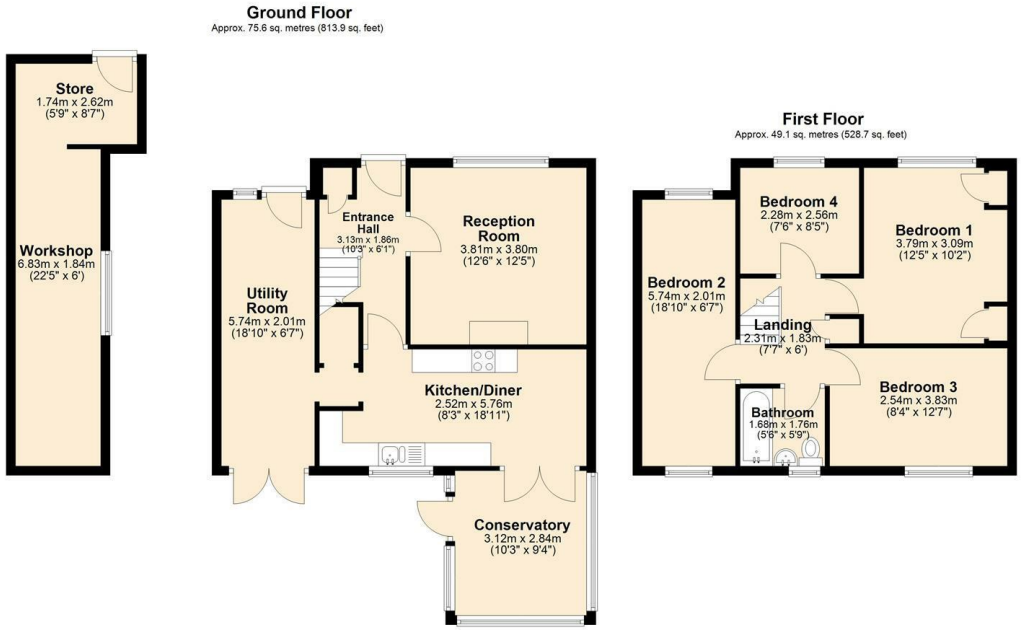
Rattan garden furniture and fire pit is included in the full asking price. 6 person Hot tub/ Sauna available by separate negotiation.

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.

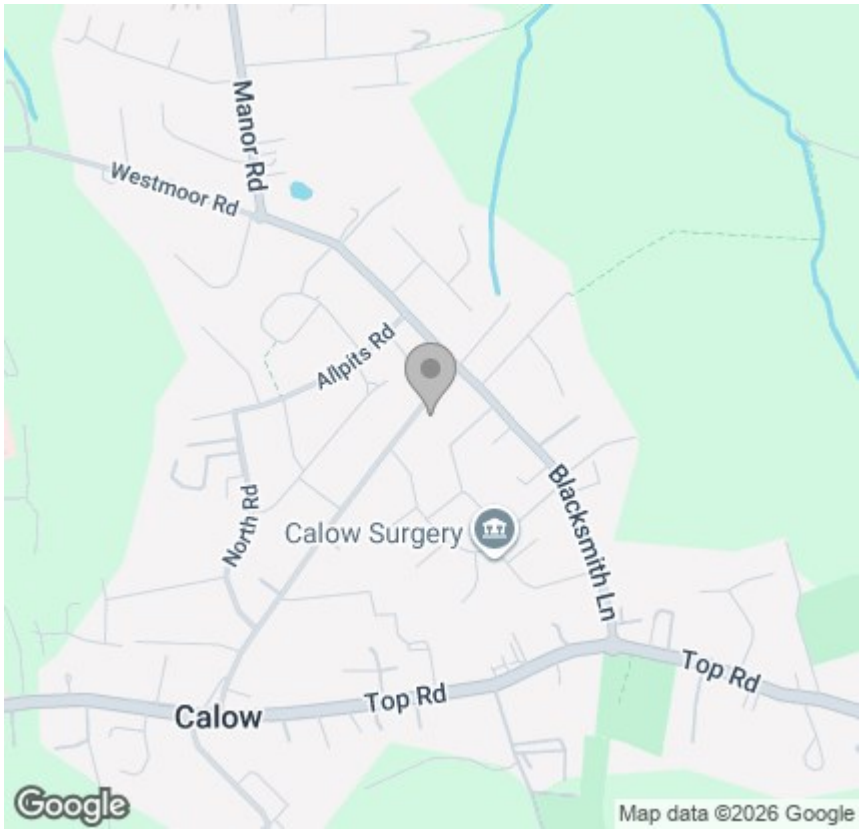
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 124.7 sq. metres (1342.6 sq. feet)

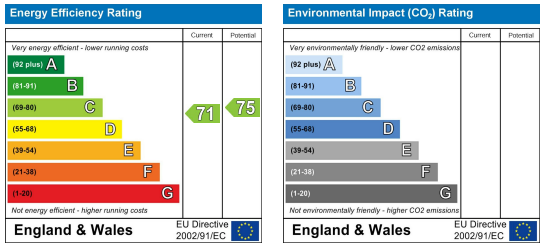
Area Map



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

RICS