



26 Compton Street,
Chesterfield, S40 4TB

OFFERS IN THE REGION OF

£230,000

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WILKINS VARDY

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£230,000

FOUR BED END TERRACE - OUTSKIRTS OF TOWN CENTRE - SOUTH FACING SIDE GARDEN

Offering an impressive 1379 sq.ft. of well proportioned accommodation over four floors, is this delightful end terraced house situated on the outskirts of the Town Centre. Upon entering, you are welcomed into a spacious reception room that serves as the perfect setting for relaxation or entertaining, and a good sized kitchen/diner with integrated appliances. The property boasts four well proportioned bedrooms, two having fitted furniture, and there are also two well appointed bathrooms. To the basement is a utility room, store room and cellar providing useful storage. Outside, there is an enclosed south facing side garden.

The location of this property is particularly advantageous, with easy access to local amenities, schools, and transport links, making it a practical choice for both commuting and leisure. Chesterfield itself is known for its rich history and vibrant community, offering a variety of shops, restaurants, and recreational activities.

Do not miss the opportunity to make this property your next home!

- End Terrace House on outskirts of the Town Centre
- Kitchen/Diner with Integrated Appliances
- Four Good Sized Bedrooms
- Enclosed South Facing Side Garden
- Brookfield School Catchment
- Good Sized Bay Windowed Living Room
- Basement Level with Utility Room, Store Room & Cellar
- Re-Fitted Family Bathroom & En Suite Shower Room
- Residents Permit Parking Available in the Area
- EPC Rating: E

General

Gas central heating (Worcester Bosch Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 128.1 sq.m./1379 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'11 x 12'10 (4.24m x 3.91m)
A good sized reception room with bay window overlooking the side garden. This room also has a decorative feature fireplace, and built-in shelving/storage to the alcoves.

Kitchen/Diner

15'1 x 12'10 (4.60m x 3.91m)
Fitted with a range of two tone wall, drawer and base units with complementary work surfaces over, and having tiled splashbacks. Inset 1½ bowl single drainer sink with mixer tap. Integrated appliances to include a dishwasher, fridge, microwave oven, electric oven and hob with concealed extractor over. Vinyl flooring.
A door gives access steps which lead down to the basement.

Basement

Doors give access to a utility room and a store room.

Store Room

12'9" x 4'1" (3.90m x 1.26m)
A useful store room.

Utility Room

10'6 x 7'5 (3.20m x 2.26m)
Having space and plumbing for a washing machine, and space for a tumble dryer. A door from here gives access to a ...

Cellar

12'9" x 9'6" (3.90m x 2.90m)
A useful storage area.

On the First Floor

Landing

Having a door giving access to a Landing with staircase rising to the Second Floor accommodation.

Master Bedroom

12'8 x 12"2 (3.86m x 3.66m'0.61m)
A good sized double bedroom with window overlooking the side garden. This room has a range of fitted furniture to include wardrobes, overbed storage units and drawer unit.

Bedroom Four

12'10 x 9'2 (3.91m x 2.79m)
A good sized front facing single bedroom having a range of fitted furniture.

Re-Fitted Family Bathroom

Fitted with a 4-piece white suite comprising of a panelled bath with tiled splashback and bath/shower mixer tap, separate shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC. Vinyl flooring.

On the Second Floor

Bedroom Two

13'1 x 12'10 (3.99m x 3.91m)
A good sized double bedroom with Velux window. (Note: This room has some restricted head height).
An opening leads through into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC. Vinyl flooring.

Note: This room has some restricted head height.

Bedroom Three

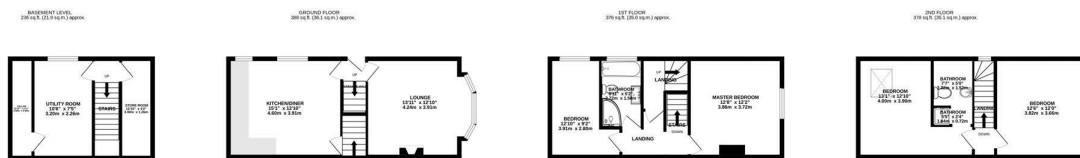
12'6 x 12'0 (3.81m x 3.66m)
A good sized double bedroom with window overlooking the side garden. (Note: This room has some restricted head height).

Outside

To the front of the property there is a paved area with raised bed and steps leading up to the front entrance door. It is understood residents permit parking is available in the area.

To the side of the property there is an enclosed south facing garden which comprises of a paved patio and lawn.





TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		51	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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RICS



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, gas fire, kitchen appliances, shower unit, 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.



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