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8A Chesterfield Road, Chesterfield, S43 4TR

Offers Over £375,000





# 8A Chesterfield Road

Chesterfield, S43 4TR

- Extended detached family home
- Spacious and flexible living accommodation
- Excellent plot of circa 0.16 acres
- Private garden to the rear with garden bar
- Three double bedrooms, two en-suite
- Beautifully presented throughout
- Large driveway exceptional parking
- Energy efficient with solar panels

+++NO UPWARD CHAIN+++

A beautifully presented detached family residence situated within a very large plot in this convenient and accessible location.

A viewing is essential to appreciate the accommodation on offer.



## 8a Chesterfield Road

This delightful detached family residence has been extended and reconfigured by the current owners to provide a spacious and flexible home, set within an extensive plot affording large gardens and grounds.

Well situated in a desirable and conveniently accessible location, a viewing is highly recommended to appreciate the accommodation and potential on offer.

### The Accommodation

The property is entered via a well-proportioned and welcoming entrance hall off which the ground floor accommodation radiates, with stairs rising to the first-floor accommodation above.

To the ground floor is a large through lounge diner creating an excellent living space, beyond which is an additional garden room with patio doors to the rear garden which provides excellent flexibility and could provide an alternative use such as a study or play room as required.

There is a spacious and contemporary breakfast kitchen with a modern finish, with a peninsular unit providing a pleasant seating area. Off the kitchen is a utility and plant room providing useful additional storage and laundry space.

Finally on the ground floor is a large bedroom suite, providing a spacious double bedroom with en-suite shower room finished to an excellent specification, designed with disability access in mind.

To the first floor are two large double bedrooms and the spacious contemporary family shower room, with the master having fitted wardrobes and a beautifully fitted en-suite shower room.

The accommodation has been finished to an excellent standard throughout, with solid oak doors and quality door furniture.





#### Outside

The property is bounded to the front with a mid level brick wall and gated access providing a secure and attractive approach. The gates opens to a large tarmac driveway providing outstanding off road parking facility, with space to keep a large caravan, motorhome or boat as required. There is also space to build a large double garage if desired, subject to obtaining the necessary consents.

To the rear of the property is a large private and secure rear garden, with a desirable north westerly aspect making the garden a real sun trap. There is a block paved patio area directly to the rear of the property, beyond which the block paving continues with a path to the side of the garden leading to a further area of block paving which houses the garden bar. The garden is predominantly laid to lawn with decorative planters with a shed and greenhouse and an area that could accommodate a small kitchen garden easily out of the way.

The garden is large but of fairly low maintenance, and provides an exceptional area within which to entertain or enjoy as a family.

#### Material Information

Conventional masonry construction.

uPVC double glazed windows and doors.

Gas central heating.

Solar Panels which are owned.

As far as we are aware the property is connected to and served by mains services including electricity, gas and water & drainage.

Gross internal floor area – 128.3 sq.m./ 1,381 sq.ft.

Garden Bar – 11.4 sq.m./ 122.7 sq.ft.

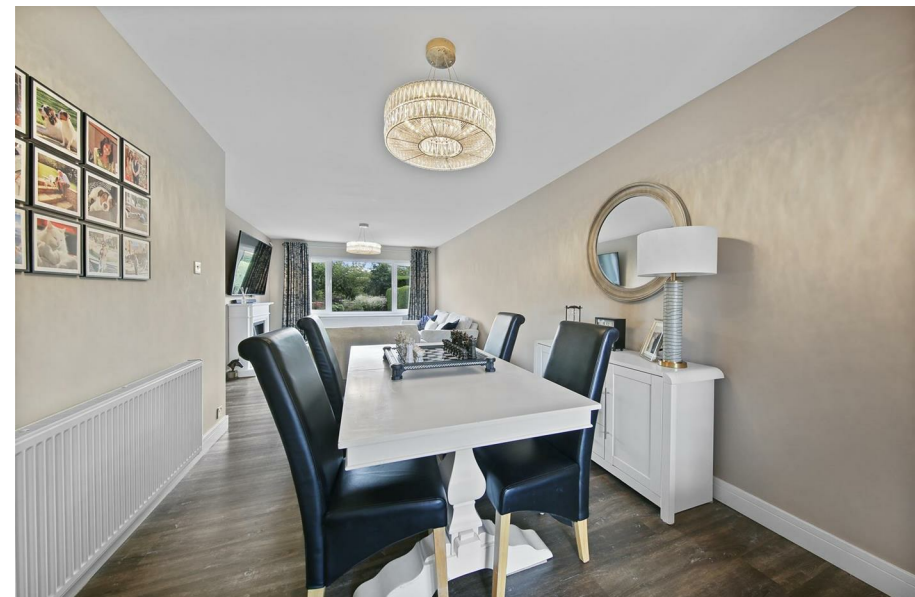
Council Tax Band – D – Bolsover District Council.

Tenure - Freehold - DY67762.

Parking – there is a large driveway providing exceptional off road parking and the potential to construct a garage or workshop, subject to obtaining the necessary consents.

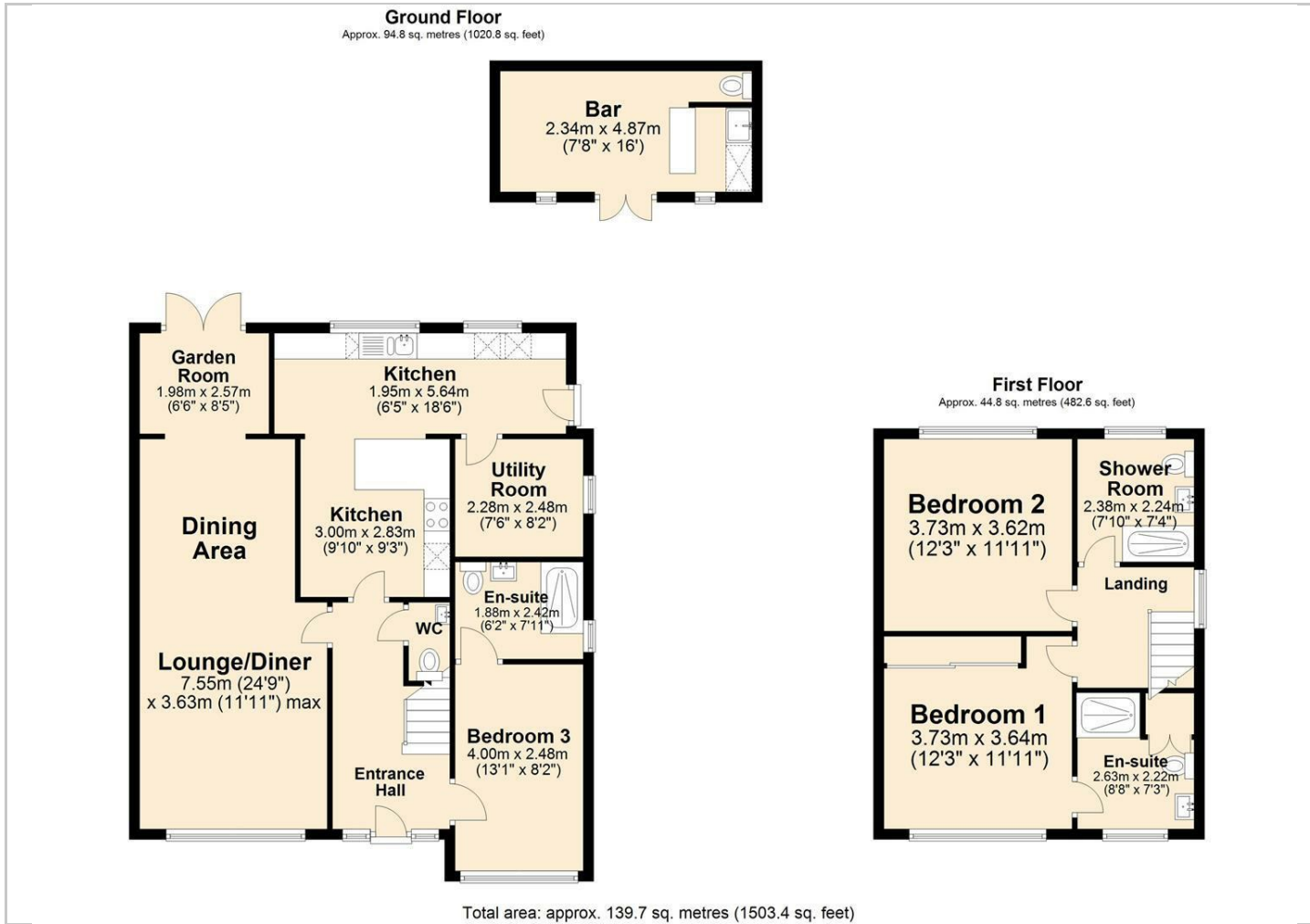
EPC Rating – TBC.

#### Directions

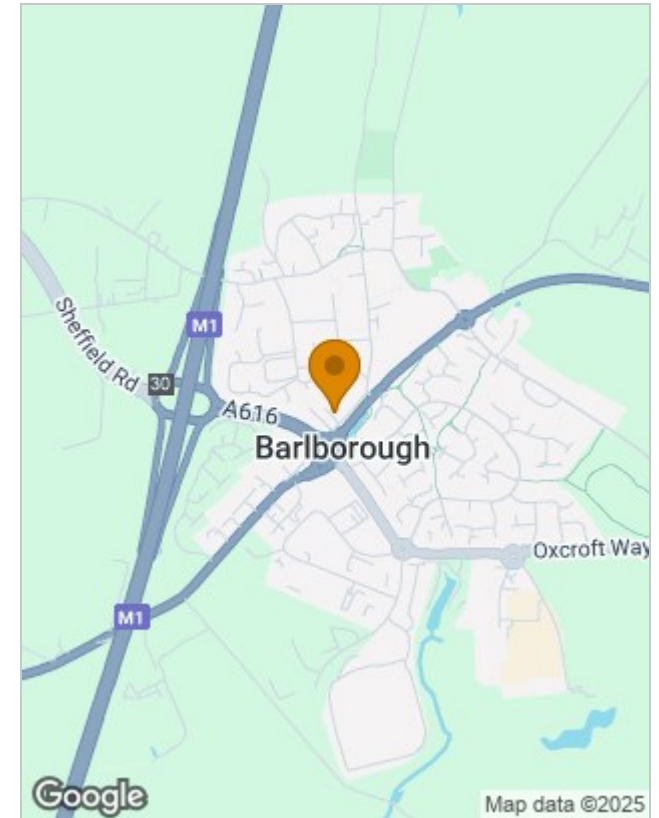




## Floor Plans



## Location Map



## Energy Performance Graph

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>	EU Directive 2002/91/EC		

## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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