



49 Miriam Avenue, Somersall, Chesterfield, Derbyshire, S40 2NF

Offers In The Region Of £400,000

- SEMI DETACHED HOME
- STUNNING GARDENS
- MUCH SOUGHT AFTER RESIDENTIAL AREA
- GAS FIRED CENTRAL HEATING
- CLOSE TO PARKS, WOODLAND AND OPEN COUNTRYSIDE
- FIVE BEDROOMS
- SUPERBLY PRESENTED AND SPACIOUS ACCOMMODATION
- UPVC DOUBLE GLAZING
- DRIVEWAY LEADING TO GARAGE
- GREAT FAMILY HOME

49 Miriam Avenue, Chesterfield S40 3NF

***** Guide Price £400,000 - £410,000*****

A fine opportunity has arisen to purchase this stunning five bedroom semi-detached house. Having been sympathetically extended to the rear and into the loft space to create a superb family home. Situated in this highly sought after residential area, this double bay window property is beautifully presented throughout with neutral decor and contemporary styling. Standing in beautiful, good sized gardens to front and rear and benefiting from ample off road parking and a detached single garage.

Miriam Avenue is situated in the quiet, leafy suburb of Somersall on the western fringe of Chesterfield close to beautiful open countryside. It is an ideal location for families with well-regarded schools, for all age groups, just a few minutes drive away. Local shopping facilities are situated a short walk away either in Walton or on the cosmopolitan Chatsworth Road, which is home to a wide range of independent shops, bistros, restaurants, traditional real ales pubs, independent bakers and many cafes and coffee shops. This location is a dog owners paradise! With fantastic country walks on your doorstep, either a walk through the fields to the pretty village of Holymoorside, and maybe a pint in the Bulls Head or the Lamb, or a more relaxed stroll to Somersall Park, for the kids to play on the park.

The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, 'L' shaped Breakfasting Kitchen. First Floor, Three Bedrooms and Family Bathroom. Second Floor, Landing, Two Further Bedrooms.



Council Tax Band: C



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A welcoming reception area, which provides a lovely first impression of the quality of accommodation in this fine property. Having a modern composite entrance door with glazed side and top panels, a side facing UPVC double glazed window, engineered oak flooring, a central heating radiator and staircase leading to 1st floor accommodation. Beneath the staircase is a very useful storage area, which also houses the consumer unit and the electric and gas meters.

LIVING ROOM

12'10" (into bay) x 11'2"

A lovely living room which benefits from a front facing UPVC double glazed bay window, a central heating radiator, coving to the ceiling and a feature fireplace with chrome inset living flame gas fire.

DINING ROOM

13'3" x 10'2"

A formal dining area which benefits from a wood effect ceramic tiled floor, coving to the ceiling, a central heating radiator and feature Adams style fire surround with inset living flame gas fire.

KITCHEN

20'4" (max) x 7'0"

Fitted with a comprehensive range of cream, 'shaker' style units above and below roll top work surfaces. Incorporated within is 1 ½ bowl, single drainer, stainless steel sink with mixer taps, a single electric oven, 4 ring gas hob and chimney style extractor over. There is an integrated fridge/freezer, space and plumbing for an automatic washing machine and integrated dishwasher. There are also complimentary tiled splashback's, a side facing UPVC double glazed window, ceramic tiled floor and a side facing UPVC entrance door with leaded double glazed inlayed panels.

FAMILY BREAKFAST AREA

16'8"(max) x 7'6"

This Dining Room flows into the rear extension and provides a further relaxed living area and family space. Benefiting from UPVC double glazed patio doors which look onto and lead out to the stunning rear garden. There is also central heating radiator, tiled floor, breakfast bar and rear facing UPVC double glazed window.

FIRST FLOOR

LANDING

With a spindle bannister rail, side facing uPVC double glazed window and staircase leading to second floor accommodation.

BEDROOM ONE

13'5" (into bay) x 11'1"

Having a front facing uPVC double glazed bay window, coving to the ceiling and a central heating radiator.

BEDROOM TWO

10'2" x 10'2"

Having a rear facing uPVC double glazed window, which has a great view onto the rear garden. With a central heating radiator and also benefitting from a range of fitted, high gloss fronted bedroom furniture, incorporating hanging shelf and overhead storage. There is also a built in cupboard which provides further storage and houses the Ideal combination boiler (installed 2023)

BEDROOM THREE

7'3" x 6'8"

Currently utilised as a dressing room and benefiting from a uPVC double glazed window, laminate flooring, and a central heating radiator.

FAMILY BATHROOM

9'6" (max) x 7'6" (m)

This stunning family bathroom is fitted with a contemporary four piece suite comprising double ended panelled bath, large shower cubicle with thermostatic shower with twin attachment, low flush w/c and wash hand basin. There is also stylish, 'natural stone effect' tiling to the walls and floor, side and rear facing uPVC double glazed windows, low level lighting and a chrome heated towel radiator.

SECOND FLOOR

LANDING

BEDROOM FOUR

14'6" (max) x 8'5"

The view from the rear facing uPVC dormer window is truly lovely. There is also a central heating radiator and built in bed with storage.

BEDROOM FIVE

12'0" x 6'1"

With a front facing 'Velux' window with views over roof tops and onto the beautiful Derbyshire countryside beyond. This room is currently utilised as a home office and benefits from laminate flooring, a central heating radiator and additional storage in the eaves.

OUTSIDE

To the front of the property is a delightful garden area behind a Derbyshire stone wall. A block paved drive provides off-street parking for multiple vehicles and extends to the side of the house giving access to the detached single garage. An Indian stone patio extends from the rear of the property to provide an entertaining area, there are two good sized lawns with a further Indian stone patio and dining area in the middle of this 120ft garden. At the far end of the garden is a decked area, with timber shed which enjoys dappled shade in the heat of the day and the evening sun at the end of the day. Throughout the garden there are well thought out areas of planting, with mature floral and shrub beds which help soften this beautifully landscaped garden.

GARAGE

The front of the garage is accessed via uPVC double glazed doors, with complimentary glazed side panels, inside is used for storage and a tack room and benefits from tiled flooring power, light and a side facing uPVC double glazed window. The rear area is accessed via a uPVC entrance door and is currently used for general storage. Benefiting from power, uPVC double glazed window, light and a ceramic tiled floor.

This fabulous storage and practical area could be converted back to a garage at minimal cost and offers many other uses.



Directions

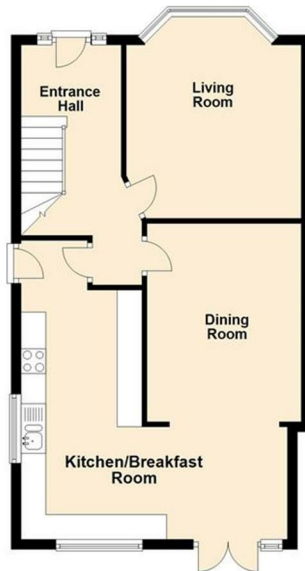
Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

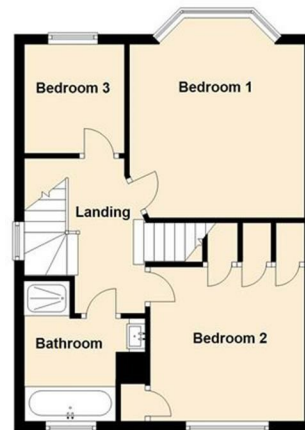
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 73.2 sq. metres (787.6 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Second Floor

Approx. 20.9 sq. metres (225.0 sq. feet)

