

# 694 CHATSWORTH ROAD



BLENHEIM









# AN OUTSTANDING FOUR DOUBLE BEDROOMED DETACHED RESIDENCE



694 CHATSWORTH ROAD IS AN  
OUTSTANDING FOUR BEDROOMED  
DETACHED HOME SET WITHIN A  
SIZEABLE PLOT OF APPROXIMATELY  
0.77 ACRES.

*Renovated to an impressive standard, the property  
offers versatile accommodation that perfectly balances  
character with the demands of modern living.*







Across the ground floor are well-proportioned reception rooms, including a tasteful formal dining room and a lounge that enjoys views over the rear garden.

At the heart of the home is the open plan living kitchen, designed for both everyday family living and entertaining. This light-filled space benefits from double doors opening to the garden and an electric double-glazed roof lantern. The kitchen is fitted with integrated appliances, including an electric AGA. The ground floor is completed by a utility room and WC. The basement level has a laundry room.

On the first floor, there are three generously sized double bedrooms (one with an en-suite shower room), together with a family bathroom. A further bedroom is located on the second floor, accompanied by two useful storage spaces. The layout ensures the home is well-suited to the needs of a growing family.

Externally, the property makes a striking first impression with a large frontage. To the rear, there is an extensive garden that includes two covered outdoor dining areas, garden store, additional covered dining area, entertaining spaces, and different lawned areas bordered by mature trees and planting.

Available by separate negotiation is additional land, featuring an outbuilding positioned at the top of the plot and enjoying views across established woodland.

The property is close to the local amenities of Chesterfield with its extensive number of shops, restaurants and public houses. Sheffield can be reached in approximately 25 minutes by car, for access to further amenities, and popular Peak District locations such as Chatsworth House, Bakewell and Matlock are close by. There is also good access to the M1 motorway network for journeys further afield. Chesterfield railway station can be reached in under 10 minutes, with direct trains to Derby, Nottingham, Sheffield, Leeds, Manchester and Birmingham.

**The property briefly comprises of on the ground floor:** Entrance hall, WC, formal dining room, lounge, living kitchen, pantry, utility room, pantry 2.

**Basement level:** Laundry room.

**On the first floor:** Landing, master dressing room, master en-suite shower room, master bedroom, bedroom 3, family bathroom, bedroom 2 and bedroom 2 dressing room.

**On the second floor:** Bedroom 4, storage room 1, eaves storage, storage room 2, eaves storage.

**Outbuildings:** Garage, covered outdoor kitchen 1, covered outdoor kitchen 2 and garden store.

**Available by separate negotiation:** Outbuildings and land.



# GROUND FLOOR

*A heavy timber door with a feature stained glass panel opens to the:*

## Entrance Hall

With a pendant light point, central heating radiator and parquet timber flooring. Timber doors open to the WC, formal dining room, lounge, living kitchen and utility room.

## WC

Having a front facing timber double glazed window, flush light point, cast iron central heating radiator and tiled flooring. There is a suite in white comprising a low-level WC and a wall mounted wash hand basin with traditional chrome taps.

## Formal Dining Room

14'1 x 13'3 (4.29m x 4.05m)

A tasteful dining room, having a timber front facing double glazed window, pendant light point with a decorative ceiling rose, coved ceiling, decorative panelling, cast iron central heating radiator, deep skirtings and herringbone flooring. The focal point of the room is the decorative fireplace with a cast iron surround, mantle and hearth. Double timber doors with double glazed panels open to the lounge.

## Lounge

17'3 x 14'3 (5.27m x 4.34m)

A cosy lounge with rear facing timber double glazed windows, pendant light point with a decorative ceiling rose, coved ceiling, decorative panelling, cast iron central heating radiators, deep skirtings, TV/aerial point and herringbone

flooring. The focal point of the room is the fireplace with a log burner, cast iron mantle, surround and black granite hearth.

## Living Kitchen

A tasteful living kitchen split into two areas.

## Dining Kitchen

31'0 x 12'8 (9.45m x 3.85m)

With a rear facing timber double glazed window, recessed lighting, coved ceiling, cast iron central heating radiators, deep skirtings and herringbone flooring. There are a range of fitted bespoke oak base/wall and drawer units incorporating a matching granite work surface, upstands and an inset 1.0 bowl sink with a mixer tap. Appliances include an electric AGA range cooker and an under-counter fridge. Double timber doors open to the pantry and a timber sliding door opens to the utility room.

## Garden Room

24'9 x 14'5 (7.55m x 4.40m)

Having rear and side facing timber double glazed windows, double glazed electric operated roof lantern, coved ceiling, recessed lighting, cast iron central heating radiators, deep skirtings and herringbone flooring. A timber door with a double glazed panel opens to the rear of the property.



LOUNGE





DINING KITCHEN/GARDEN ROOM





DINING KITCHEN





DINING KITCHEN



GARDEN ROOM



GARDEN ROOM



GARDEN ROOM





FORMAL DINING AREA



UTILITY ROOM



LOUNGE



WC



# GROUND FLOOR, BASEMENT LEVEL & FIRST FLOOR

## Pantry

With a flush light point, extractor, and herringbone flooring. Two work surfaces, with upstands, match those of the kitchen. Fitted furniture includes shelving.

## Utility Room

Having a front facing timber double glazed window, coved ceiling, recessed lighting, cast iron central heating radiator, deep skirtings and herringbone timber flooring. There is a range of fitted base/wall and drawer units incorporating a granite work surface with upstands and an inset 1.5 bowl sink with a mixer tap. Inside the cupboards are the provision for a fridge, freezer and a microwave. Appliances include an AEG dish washer. A timber door opens to pantry 2 and the entrance hall.

## Pantry 2

With a front facing timber double glazed window, flush light point, timber flooring and fitted shelving. A staircase descends to a timber door that leads to the basement level.

## Basement Level

## Laundry Room

Having a front facing timber double glazed window, flush light point, and timber style flooring. There is a fitted work surface with the provision for a washing machine/tumble dryer underneath.

## Ground Floor Continued

From the entrance hall, a staircase with original oak panelling, a timber handrail and balustrading rises to the:

## First Floor

## Landing

With a front facing timber double glazed original stained-glass window, pendant light points and a central heating radiator. Timber doors open to bedroom 4, bedroom 3, bedroom 2, family bathroom and bedroom 1.

## Master Dressing Room

13'4 x 10'7 (4.07m x 3.23m)

Having a front facing timber double glazed window, coved ceiling, flush light point, ceiling rose, cast iron central heating radiator and herringbone flooring. Fitted furniture includes short/long hanging and shelving. Timber doors open to the bedroom 4 en-suite shower room and timber double doors open to bedroom 3.

## Master En-Suite Shower Room

With a front facing timber double glazed window, recessed lighting, tiled walls, extractor fan, heated towel rail and herringbone flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. There is a separate shower enclosure with a rain head shower and an additional hand shower facility.

## Master Bedroom

17'3 x 13'8 (5.27m x 4.17m)

A double bedroom having rear facing timber double glazed windows, pendant light point, decorative coving, ceiling rose, wall mounted light points, central heating radiators, deep skirtings and herringbone flooring. Double timber doors open to bedroom 4. Double doors with double glazed panels opens to the Juliet balcony that offers extensive views of the rear and countryside.



DINING ROOM/LOUNGE



UTILITY ROOM



# FIRST & SECOND FLOOR

## Bedroom 3

13'11 x 12'8 (4.23m x 3.87m)

Another double bedroom with a rear facing timber double glazed window, pendant light point, decorative coving, ceiling rose, cast iron central heating radiator, deep skirtings and herringbone flooring. A timber door opens to the family bathroom.

## Family Bathroom

Having a rear facing timber double glazed window, recessed lighting, pendant light point, extractor fan, a division wall, cast iron central heating radiators, heated towel rail, deep skirtings and herringbone flooring. A suite in white comprises a low-level WC and two wash hand basins with chrome mixer taps and storage beneath. There is a freestanding roll top bath with a chrome mixer tap and to one corner is a separate shower enclosure with a rain head shower, additional hand shower facility and a glazed screen.

## Bedroom 2

11'2 x 10'9 (3.44m x 3.27m)

A double bedroom with a front facing timber double glazed window, pendant light point with a decorative ceiling rose, cast iron central heating radiator, deep skirtings and herringbone flooring. A timber door opens to the bedroom 1 dressing room.

## Bedroom 2 Dressing Room

7'3 x 5'5 (2.20m x 1.65m)

With a front facing timber double glazed window, pendant light point, central heating radiator and deep skirtings.

From the landing, a staircase with a timber handrail rises to the:

## Second Floor

## Bedroom 4

15'3 x 23'5 (4.64m x 7.14m)

Having a timber rear facing double glazed window, wall mounted light points, deep skirtings, cast iron central heating radiator and herringbone timber flooring. Also having fitted shelving. A timber door opens timber doors open to storage room 1 and storage room 2.

## Storage Room 1

11'11 x 7'11 (3.62m x 2.42m)

Having a pendant light point and herringbone timber flooring. There is fitted shelving. Also housing the boiler. A timber door opens to eaves storage.

## Eaves Storage

12'4 x 6'11 (3.75m x 2.12m)

With light.

## Storage Room 2

Having light and power. Also housing the boiler. A timber door opens to eaves storage.

## Eaves Storage

13'9 x 8'6 (4.20m x 2.60m)

With light.



FAMILY BATHROOM





MASTER BEDROOM



MASTER DRESSING ROOM



MASTER EN-SUITE SHOWER ROOM



MASTER DRESSING ROOM





BEDROOM 2



BEDROOM 3



BEDROOM 4



FAMILY BATHROOM





FAMILY BATHROOM





# EXTERIOR & GARDENS

From Chatsworth Road, two entrances give access to a block paved driveway with parking for multiple vehicles. To the front, there is exterior lighting, a water tap and an electric vehicle charging point. A raised bed contains copper beach hedging, mature plants and to the left-hand side is mature hedging. To the right-hand side, access can be gained to the tandem garage. A timber pedestrian gate opens to the rear of the property.

## Tandem Garage

29'9 x 9'9 (9.08m x 2.97m)

Having an up-and-over door, rear facing timber double glazed windows, pendant light point and power. A timber door with double glazed panels opens to the rear of the property.

To the rear, is a large stone flagged terrace, exterior lighting, external power points and a water tap. Access can be gained to the kitchen and lounge.

Beyond the stone flagged terrace is a large garden split into different sections.

The first has a large area mainly laid to lawn with planted borders flanking both sides and a stone flagged path running through the middle. A block paved path runs down the right-hand side of the lawn.

The block paved path continues with plants and rockery at both sides. The path splits into two. To the left-hand side is an outdoor eating area, centrally there are two areas mainly laid to lawn with mature trees and fruit trees; and to the right is a further outdoor eating area with a garden store.

## Outdoor Kitchen 1

28'10 x 9'9 (8.80m x 2.96m)

Having a timber pergola, external power, pendant light point, stone flagged flooring and the provision for a barbecue/pizza oven. There is a stone flagged seating area.

## Outdoor Kitchen 2

21'0 x 9'7 (6.40m x 2.92m)

A further seating area with a timber pergola, external power, a pendant light point and stone flagged flooring. A door opens to the garden store.

## Garden Store

10'2 x 8'10 (3.09m x 2.70m)

Having a pendant light point and herringbone timber flooring. There is fitted shelving. A timber door opens to eaves storage.

Lastly, there is a large area mainly laid to lawn. A timber gate opens to land available by separate negotiation. The main garden area is enclosed by stone walling, mature hedging, mature trees.













# AVAILABLE BY SEPARATE NEGOTIATION LAND & OUTBUILDING

## Lounge

## Outbuilding Living Room

13'7 x 13'5 (4.45m x 4.08m)

Having a front facing UPVC double glazed window, recessed lighting, electric heaters, TV/aerial cabling and stone flagged flooring. An opening leads into the kitchen.

## Bedroom

13'7 x 9'6 (4.15m x 2.89m)

Having a front facing timber double glazed panel, lighting and power.

Accessed externally, a door opens to the WC.

## WC

With a flush light point and a low-level WC.

## External Area

There is a garden store to the rear of the outbuilding.

Immediately to the front of the outbuilding is a timber seating terrace with lighting. Beyond this is a split-level area that is partially laid to lawn with multiple mature trees. It is enclosed by timber fencing. There is a lockable gate allowig access to a footpath and open fields beyond.



OUTBUILDING AND LAND AVAILABLE BY SEPARATE NEGOTIATION





LIVING AREA



EXTERNAL AREA



BEDROOM



EXTERNAL AREA



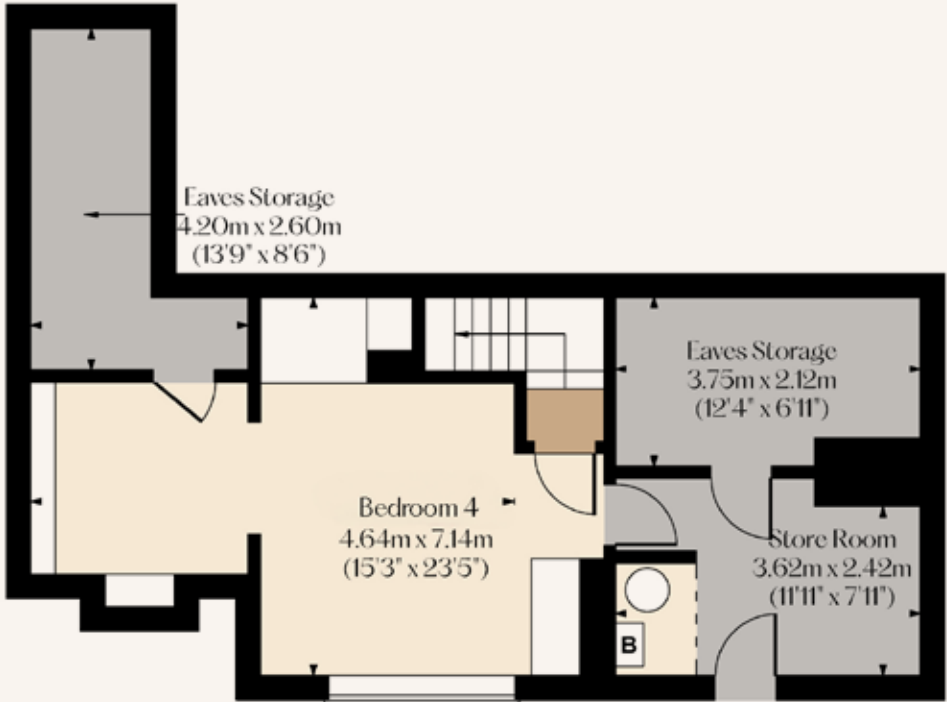
# GROUND FLOOR & BASEMENT

Ground Floor:  
1668 SQ.FT. (155.0 SQ.M)  
  
Basement Level:  
388 SQ.FT. (36.0 SQ.M)  
  
Total Floor Area:  
3343 SQ.FT. (318.9 SQ.M.)



# FIRST & SECOND FLOOR

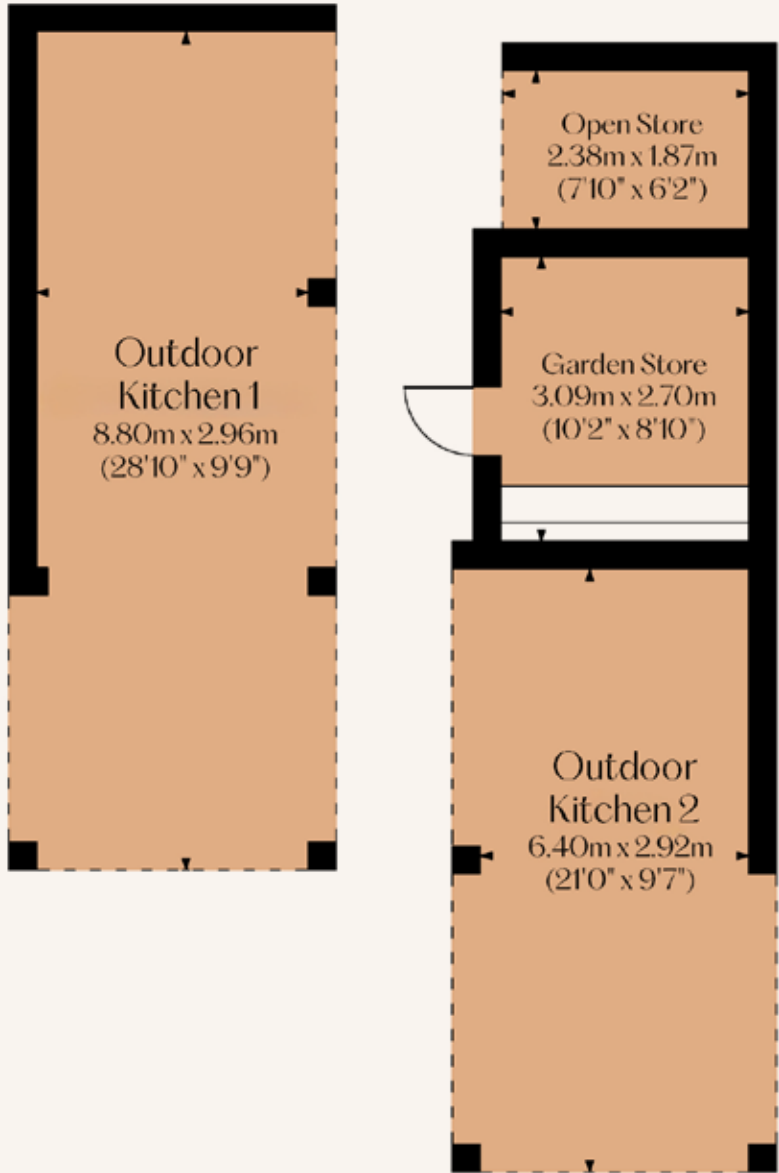
First Floor:  
1262 SQ.FT. (117.2 SQ.M)  
  
Second Floor:  
388 SQ.FT. (36.0 SQ.M.)





OUTBUILDINGS

Approximate Floor Area:  
428 SQ.FT. (39.8 SQ.M.)



SEPARATE  
NEGOTIATION

Approximate Floor Area:  
350 SQ.FT. (32.5 SQ.M.)





BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 4	SQFT 3433
TENURE Freehold	COUNCIL TAX G

## Services

Mains gas, mains electric, mains water and mains drainage.  
The broadband is ADSL and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



# 694 CHATSWORTH ROAD

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£1,250,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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*move* YOU

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