

17 CHESTERFIELD ROAD



BLENHEIM



WELCOME TO 17 CHESTERFIELD ROAD, A MODERN DETACHED FAMILY HOME THAT OFFERS SPACIOUS AND VERSATILE ACCOMMODATION AND SITS IN A SUBSTANTIAL PLOT.

Beautifully presented throughout, the property combines generous living spaces with five well-proportioned bedrooms and a beautiful rear garden, making it an ideal home for a growing family.





The ground floor features a welcoming lounge, ideal for unwinding and entertaining, alongside a separate, large dining room with a bay window.

The well-appointed, light-filled kitchen has a range of fitted appliances with double doors opening to the rear seating terrace. Completing the ground floor is the garage, utility room and a modern shower room.

To the first floor are three generously proportioned double bedrooms, including a master bedroom suite. The second floor houses two further bedrooms sharing a Jack-and-Jill en-suite shower room. Externally, the property boasts off-road parking spaces to the front and to the rear is a superb raised seating terrace, meticulously designed for both entertaining and family life that overlooks a good-sized, low-maintenance rear garden.

The property is within walking distance of Eckington town centre, where there are a host of amenities, including shops, supermarkets, eateries, a post office, a library and a leisure centre. There is also a well-rated country pub and restaurant nearby, The Mossbrook Inn, serving quality meals and a range of drinks. The property is also close to countryside, Renishaw Hall and its gardens, and Rother Valley Country Park. The M1 motorway network can be easily reached for journeys to major cities.

The property briefly comprises of on the ground floor: Entrance hallway, dining room, shower room, garage, storage, lounge, kitchen and utility room.

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

On the second floor: Landing, bedroom 4, bedroom 4/5 Jack-and-Jill en-suite shower room and bedroom 5.



LOUNGE

GROUND FLOOR

A composite door with double glazed obscured panels opens to the entrance hallway.

Entrance Vestibule

Having side facing UPVC double glazed panels, recessed lighting, a central heating radiator with a decorative cover and herringbone timber flooring. Timber doors open to the dining room, shower room, garage, storage cupboard, lounge and kitchen.

Dining Room

11'11 x 11'1 (3.63m x 3.38m)

A versatile room with front and side facing UPVC double glazed windows, flush light points and a central heating radiator.

Shower Room

With a side facing UPVC double glazed obscured window, extractor fan, heated towel rail and herringbone timber flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

Garage

22'5 x 13'3 (6.82m x 4.05m)

Having an up-and-over door, light and power.

Storage

Having pendant light points and herringbone timber flooring. To one wall is the boiler.

Lounge

16'4 x 14'4 (4.97m x 4.36m)

With a rear facing UPVC double glazed window, side facing UPVC double glazed panel, pendant light point, central heating radiator with a decorative cover and herringbone timber flooring. UPVC double doors with double glazed panels open to the rear of the property.

Kitchen

16'10 x 11'7 (5.13m x 3.53m)

A well-appointed kitchen with a rear facing UPVC double glazed window, recessed lighting, central heating radiator with a decorative cover and herringbone timber flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a Neff induction hob, extractor hood, two ovens, a full-height fridge/freezer and a dishwasher. A timber door opens to the utility room and a UPVC door with a double glazed panel opens to the rear of the property.

Utility Room

Having recessed lighting, central heating radiator with a decorative cover and herringbone timber flooring. A base and wall unit incorporate a work surface. There is the provision for a washing machine and tumble dryer. A UPVC door with a double glazed panel opens to the rear of the property.

From the entrance hallway, a staircase with a timber handrail rises to the first floor.



KITCHEN





FIRST & SECOND FLOORS

Landing

Having a rear facing double glazed obscured panel and a pendant light point. Oak doors open to the family bathroom, master bedroom, bedroom 5 and bedroom 4.

Master Bedroom

11'11 x 11'1 (3.64m x 3.38m)

A double bedroom with a front facing UPVC double glazed bay window, pendant light point and a central heating radiator. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

A double bedroom with a front facing UPVC double glazed bay window, front facing UPVC double glazed window, recessed lighting and central heating radiators. An oak door opens to the master en-suite shower room.

Bedroom 2

11'8 x 9'8 (3.56m x 2.95m)

A double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator.

Bedroom 3

11'8 x 9'8 (3.56m x 2.95m)

A further double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator.

Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a bronze mixer tap and storage beneath. To one wall is a freestanding bath with a bronze mixer tap with an additional hand shower facility.

From the landing, a staircase with a timber handrail rises to the second floor.

Second Floor

Landing

Having a Velux roof window, pendant light point and a central heating radiator with a decorative cover. A timber door opens to bedroom 4 and bedroom 5.

Bedroom 4

15'9 x 14'10 (4.79m x 4.52m)

A double bedroom with a rear facing UPVC double glazed window, flush light point, TV/aerial point and a central heating radiator. A timber door opens to the bedroom 4/5 Jack-and-Jill en-suite shower room.

Bedroom 4/5 Jack and Jill En-Suite Shower Room

Having a Velux roof window, recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a black mixer tap. To one wall is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door. A timber door opens to bedroom 5.

Bedroom 5

14'10 x 11'9 (4.52m x 3.58m)

A further double bedroom with a front facing UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point.



LANDING



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 2



FAMILY BATHROOM



BEDROOM 4



BEDROOM 4/5 JACK AND JILL EN-SUITE SHOWER ROOM



BEDROOM 5



EXTERIOR & GARDENS

To the front of the property is exterior lighting and a block paved drive with parking for three vehicles. Access can be gained to the main entrance door and garage.

To the right, a path continues to a timber pedestrian gate that opens to the rear of the property.

To the rear of the property is exterior lighting and a timber decked seating terrace that stretches the width. Access can be gained to the lounge, kitchen and utility room.

Beyond the seating terrace is a garden mainly laid to lawn with a mature tree. It is enclosed by timber fencing and stone walling.



*IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

Ground Floor Approximate Floor Area:
981 SQ.FT. (91.1 SQ.M)

Ground Floor Approximate Floor Area:
339 SQ.FT. (31.9 SQ.M)

Total Approximate Floor Area (Including Garage):
2461 SQ.FT. (228.6 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
623 SQ.FT. (57.9 SQ.M)

Second Floor Approximate Floor Area:
517 SQ.FT. (48.0 SQ.M.)



BEDROOMS 5	BATHROOMS 4
LIVING ROOMS 2	SQFT (INCLUDING GARAGE) 2,461
TENURE Freehold	COUNCIL TAX C

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. There are no easements or wayleaves and the flood risk is very low.

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SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D	65	75
39–54	E		
21–38	F		
01–20	G		

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£600,000

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