



- OPEN PLAN LIVING
- MODERN THROUGHOUT
- INTEGRATED APPLIANCES
- UTILITY AREA

Wheatsheaf Way, Clowne, Chesterfield, S43 4FA

Guide Price £210,000 to £220,000

MODERN HOUSE on the popular EDGE estate. The ground floor offers open plan living with zones for Dining, Lounge and Kitchen then a Utility area and WC. The first floor has three bedrooms, one with en-suite, then a modern family bathroom. Externally is parking for two cars and sociable garden space.



Property Description

HALL

The modern black door with its vertical stainless steel handle, glazed panel and side panel lead you in to the hallway area which has large ceramic tiles to the floor, white woodwork with contrasting light oak features to the stairs. There is a useful double door storage cupboard then the open plan area leads through to the Lounge, kitchen and dining areas.

KITCHEN AREA

6' 10" x 11' 5" (2.1m x 3.5m) Modern gloss units with contrasting work surfaces with four burner hob and extractor above. The opposite work surface has an inset one and a half bowl sink and drainer with modern mixer. There is an integrated dishwasher and plenty of cupboard space. The end of the room has a large window and the flooring has been continued throughout with the large ceramic tiles leading into the dining area which has further modern units with a fully integrated fridge freezer, stainless steel microwave oven built in over the single stainless steel oven.

DINING AREA

5' 6" x 11' 5" (1.68m x 3.5m) Between the kitchen and the lounge area the current owners use this area as a dining space again with continued ceramic tiles to the flooring.

LOUNGE AREA

11' 3" x 11' 5" (3.45m x 3.5m) To the rear of the house, the lounge area has modern bi-fold doors leading out to the garden allowing you to enjoy the garden.

UTILITY ROOM

5' 6" x 5' 10" (1.7m x 1.8m) A door from the hallway leads through to this utility room which has double doors concealing space for a washing machine and dryer plus storage. Doors lead to the hallway and the wc.





WC

5' 0" x 6' 0" (1.53m x 1.84m) The downstairs wc is through the Utility room at the rear and has a back to the wall wc, white wall hung wash hand basin and finished in modern décor and tiling.

LANDING

The landing provides access to all first floor rooms and has a cupboard housing the boiler. All doors are finished in light oak with contrasting white woodwork.

BEDROOM 1

10' 0" x 11' 5" (3.06m x 3.5m) A generous bedroom with fitted wardrobes, UPVC window to the rear and access to the en-suite.

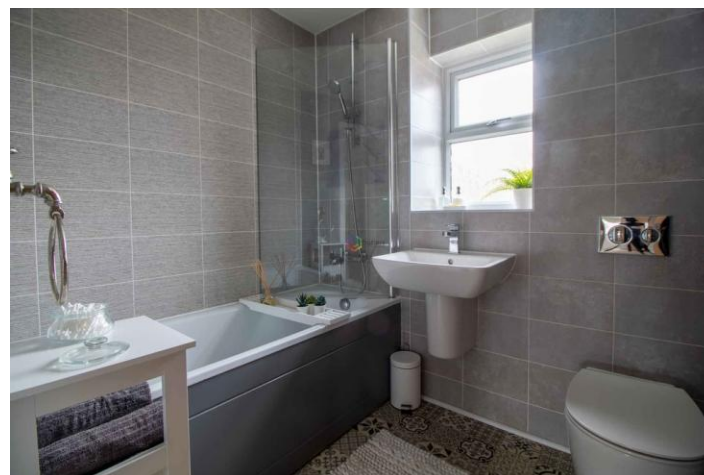


BEDROOM 2

8' 3" x 11' 3" (2.53m x 3.45m) A good sized front facing double bedroom.

BEDROOM 3

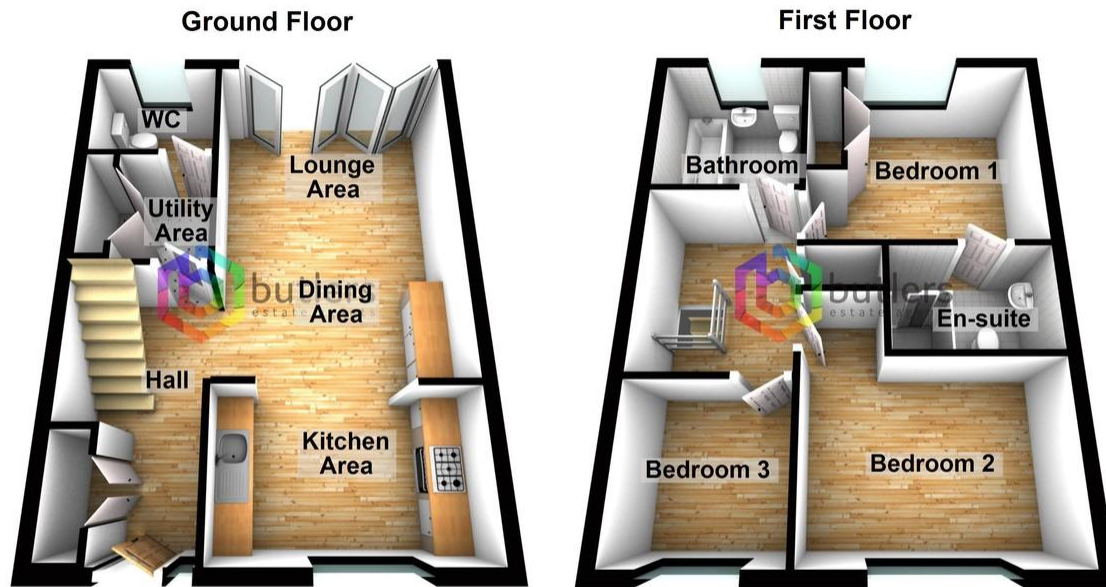
7' 4" x 7' 2" (2.25m x 2.19m) This third bedroom is currently used by the owners as a dressing room.



EXTERNAL

The approach to the property is set back from Wheatsheaf way by the access road to this house and neighbouring properties. You then have the advantage of two parking spaces directly in front of the house.

A path leads along the side of the house to the rear garden which the current owners thoroughly enjoy as a great space to entertain and currently have a hot tub and a bar on a decked area to serve the patio seating area directly behind the bi-fold doors to the lounge. The garden is fully enclosed and has low maintenance artificial grass.



Total area: approx. 877.7 sq. feet

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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