

**41 OAKFIELD AVENUE  
CHESTERFIELD  
DERBYSHIRE S40 3LE**



**O A £550,000**

**A distinctive and substantial stone built family home providing five/six bedroomeed accommodation with annexe potential, good sized gardens and enjoying a sought after cul-de-sac location.**

Built around the late 1990's, and with later extensions, this attractive modern stone built home offers tremendous potential for the growing family and those looking for annexe/independent living accommodation. With scope for cosmetic updating in part, the accommodation briefly comprises: three reception rooms, conservatory plus external sun room, five bedrooms, three bathrooms plus first floor reception room/bedroom 6 with a balcony overlooking the gardens. There is the added benefit of an integral double garage and principally level patio and gardens, in all extending to around a quarter of an acre.

Occupying a corner plot within this established and sought after cul-de-sac location to the west of Chesterfield, there is ready access to a wide range of local shops and facilities along Chatsworth Road and to the highly regarded Brookfield Community School and Somersall Park, each nearby. Chesterfield's central facilities lie around one mile and good road communications lead to the neighbouring centres of employment to include Sheffield, Matlock and Bakewell and to the magnificent Peak District countryside.

- Five/six bedrooms
- Potential for annexe/independent living space
- Conservatory and sun room
- Generous plot of approx. 0.27 acres
- Good sized enclosed garden
- Popular residential location
- Brookfield Community School catchment area
- Gas fired central heating & UPVC double glazing
- Early viewing highly recommended





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## ACCOMMODATION

From the front of the property, a block paved pathway leads to the front UPVC entrance door, with decorative obscured glazing opening to the **entrance hall**. With useful under stairs storage area and **cloak room/WC** with pedestal wash hand basin, low flush WC and central heating radiator. Stairs rise to the first-floor **galleried landing**.

A glazed door with full-height glazed window opens into the ...

**Sitting Room** – 5.78m x 3.3m (18' 9" x 10' 8") a spacious reception area going full width of the property. With bay window overlooking the front garden area and feature fireplace with stone effect fire surround housing a gas fire. Glazed UPVC French doors open into the ...

**Conservatory** – with views across the rear patio and gardens, which can be accessed via a further set of French doors. Separate access back into the main house is available through a door which leads to the **rear lobby** area where a door leads to the ...

**Kitchen** – 3.81m x 3.28m (12' 6" x 10' 9") fitted with a range of wall and floor mounted cupboards and drawers beneath granite work surfaces which incorporate an inset moulded sink and drainer unit with mixer tap beneath the rear aspect window and a four ring Neff gas hob with extractor canopy over. There is a built-in oven and microwave plus integrated dishwasher.

An opening leads to a good sized **utility room** with inset stainless steel sink and drainer beneath the rear aspect window, ample storage via wall and floor mounted units and plumbing for an automatic washing machine plus further freestanding under counter appliance space. A door also provides internal access to the double garage.

**Dining Area** – 3.28m x 2.65m (10' 9" x 8' 8") accessed from the entrance hall with bay window with a front aspect and opening to an additional **study room** also with front aspect bay.

From the first floor landing, a large arched window provides ample natural lighting with airing cupboard providing shelving and housing the hot water cylinder. Doors lead off to the principle rooms.

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**Bedroom 1** – 2.67m x 2.01m (8' 9" x 6' 7") minimum. With two front aspect windows and central heating radiator.

**Bedroom 2** – 3.4m x 2.02m (11' 2" x 6' 8") a front aspect room with central heating radiator.

**Bedroom 3** – 3.12m x 3.06m (10' 3" x 10' 1") being of comfortable double proportions with large rear aspect window, built in wardrobe with double doors and an ...

**En-Suite Shower Room** fitted with a built-in shower cubicle, pedestal hand wash basin, low flush WC, central heating radiator and obscure glazed rear aspect window.

**Family Bathroom** with floor tiling and part tiling to the walls. Fitted with a modern three-piece suite comprising panelled bath with shower over, vanity wash hand basin with storage cupboard beneath and a low flush WC. There is an extractor fan, shaving point, central heating radiator and modern spot lighting.

From the landing, a door opens into an additional landing area with useful storage cupboard with hanging and shelving space. This could be attractive to those looking to create annexe or independent living space if desired and subject to any necessary alterations. A door opens into ...

**Bedroom 4** – 2.71m x 2.67m (8' 11" x 8' 9") with rear aspect window and central heating radiator.

**Shower Room** with pedestal wash hand basin, low flush WC and a built in shower cubical. There is also an extractor fan, central heating radiator, spot lighting and a rear aspect window.

**Bedroom 5** – 3.51m x 3.28m (11' 6" x 10' 9") widening to 3.82m (12' 7"). With two rear aspect windows, a room of double proportion with central heating radiator and TV socket.

**Bedroom 6 / First Floor Reception Room** – 5.09m x 3.25m (16' 8" x 10' 8") minimum. A light and generously proportioned room with triple aspect with a glazed door leading to a cantilevered **balcony** overlooking the rear garden. There are central heating radiators and TV points. Whilst making a comfortable sixth bedroom, the space could be used as an additional reception room if desired.

## OUTSIDE

The property is approached from the front, with lawned areas, shrubbery, block paved pathways and driveway providing off-street parking for several vehicles. The driveway leads to a ...

**Integral Double Garage** – 5.21m x 5.1m (17' 1" x 16' 9") with light and power.

A path leads to the rear of the property via a timber personnel gate, where the garden opens out to a paved patio area with raised beds, mature trees, enclosed to two sides via timber fencing and hedging and with space for a shed. A raised timber decking provides space for outside seating and entertainment. The remaining garden comprises an enclosed level lawn, which tapers off at one end, providing ample space for garden enthusiasts. There is a gravelled area to one side and a **sun room**. There is an outside water supply, sockets and lighting.

**TENURE** – Freehold.

**SERVICES** – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band G.

**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Chesterfield town centre, take the A619 Chatsworth Road heading West. Proceed straight ahead at the mini-roundabout continuing along Chatsworth Road. After approximately 1 mile, turn left into Queen Mary Road just before Brookfield Community Secondary School. Proceed to the bottom of the hill, before turning left onto Oakfield Avenue at the T-junction. After 1/3 of a mile, the property can be found on the right hand side identified by the agents For Sale board.

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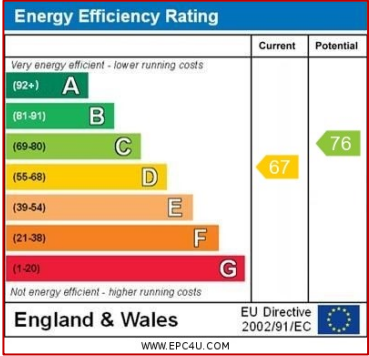
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref: FTM9537**

**Floor Plan**



**EPC Graph**



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