





# 55 CRANLEIGH ROAD

## CHESTERFIELD, S43 3BH

## £370,000

## FREEHOLD

Guide Price £370,000 - £390,000

Stunning Family Home with Exceptional Features & High-Quality Furnishings.

A truly stunning family home, beautifully presented throughout and finished to an excellent standard. The property benefits from excellent furnishings and a comprehensive range of upgrades, making it ready to move straight into. Security and convenience are well catered for, with a full-house alarm system and five external security cameras, together with Hive central heating, controllable conveniently via the app. The home is packed with additional features, including TVs and soundbars in the kitchen and garden, with TV points and wall brackets fitted in every room, including the office. Additionally, all blinds are included in the sale. The boarded loft provides excellent additional storage; accessed via wide, quality stepladders. The kitchen and principal living spaces are enhanced by sophisticated dimmable LED lighting, with remote-controlled illumination throughout the kitchen, lounge and media wall, creating a beautifully considered and versatile ambience. The kitchen boasts a superb media wall with remote control and an electric heater, creating a warm and cosy atmosphere during winter evenings. Clever storage has also been incorporated beneath the stairs, with push-open shoe drawers providing a practical and discreet solution.The master bedroom benefits from fitted wardrobe units, with the interior fitments included in the sale. The garden is

Sue Furniss

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• Guide Price £370,000 - £390,000 • Stunning Property • Luxury Kitchen With Comprehensive Range Of Units • Bi Fold Doors Lead Onto The Rear Garden And Office • Downstairs Cloakroom And Utility Area • Master Bedroom With En Suite Facilities • All Blinds Included In The Price • HIVE Central Heating • Full House Alarm With 5 External Cameras • BOOK A VIEWING NOW - DO NOT MISS OUT





**Entrance Hall**

A composite door leads into the spacious entrance hall with stairs rising to the first floor. The stairs effective lighting, there is a HIVE system which is controlled via an app and there is a burglar alarm system too. There are understairs push open storage shoe drawers.

**Seating Area**

Leading from the entrance hall is this quiet/reading area which has a window overlooking the front, tiled flooring and central heating radiator. A selection of exquisite crystal and statement light fittings feature throughout the home, with the potential for these to be available to the purchaser by separate negotiation.

**Lounge**

The cosy lounge has a window overlooking the front elevation, central heating radiator, tiled flooring and a panelled featured wall. The lounge lighting is on a remote control, most sockets have usb connections on them for ease.

**Downstairs Cloakroom**

Briefly comprising of low flush WC, wash hand basin, partly tiled walls, tiled flooring and window to the side elevation.

**Kitchen**

This kitchen is simply stunning, having a media wall with TV included in the sale together with the sound bar. The kitchen lights are on remote with feature lights on the media wall, fireplace is also on a remote control system.

The kitchen briefly comprises of an extensive range of wall and base units with quartz black starlight granite work surfaces over. There are integrated appliances to include dish washer, fridge freezer, oven, microwave, warming drawer and Belfast sink with tap attachment. Window overlooking the rear garden. The walls are partially tiled. There is a central island which has a 5 ring gas hob and extractor above. Spot lights to the ceiling. There is an amazing pantry with shelving perfect for storage. Bi-folding doors open onto the rear garden and patio area.

**Utility Room**

With wall and base units with complimentary work surfaces and central heating radiator. Also has plumbing for a washing machine or tumble dryer.

**First Floor Landing**

Stairs rise to the first floor landing. Having access to the loft space which has been boarded with ample storage and has excellent wide metal steps for easy access.

**Master Bedroom**

With built in mirrored sliding door wardrobes, window overlooking the front and central heating radiator.

**En Suite**

Comprising of remote control rain shower and a hand held shower, wash hand basin and low flush WC. Also has a built in storage cupboard and a heated towel rail.

**Bedroom Two**

With window overlooking the rear and central heating radiator.

**Bedroom Three**

With window overlooking the front, central heating radiator and useful storage cupboard.

**Bedroom Four**

With window overlooking the rear and having central heating radiator.

**Family Bathroom**

Fitted with a panelled bath with rain shower over and having glass shower screen, wash hand basin and low flush WC. There are spot lights to the ceiling, heated towel rail and window to the side.

**Outside**

To the front of the property is a driveway to the side having off road parking for several vehicles. There are an array of plants and shrubs to the front of the property. To the rear, bi folding doors open onto the rear garden and patio area, there is a covered barbecue area, bar area to the side of the property and amazing views to the rear. Has extensive lighting and electrical sockets, and an outside hot water tap. The garden is tiered over three levels, there is a further patio area which is perfect for relaxing, sunning or enjoying your morning coffee. There is access to an office/versatile room which has wall and base units, tiled flooring with underfloor heating and plumbing if required. Perfect work space or for relaxation. The garage door is high quality from Corolla and is electric or can be manual if desired. The garden has a lovely relaxing lighting all around.

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THE COUCH CLUB







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## ADDITIONAL INFORMATION

**Local Authority** – Chesterfield Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1395.00 sq ft

**Tenure** – Freehold





## Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



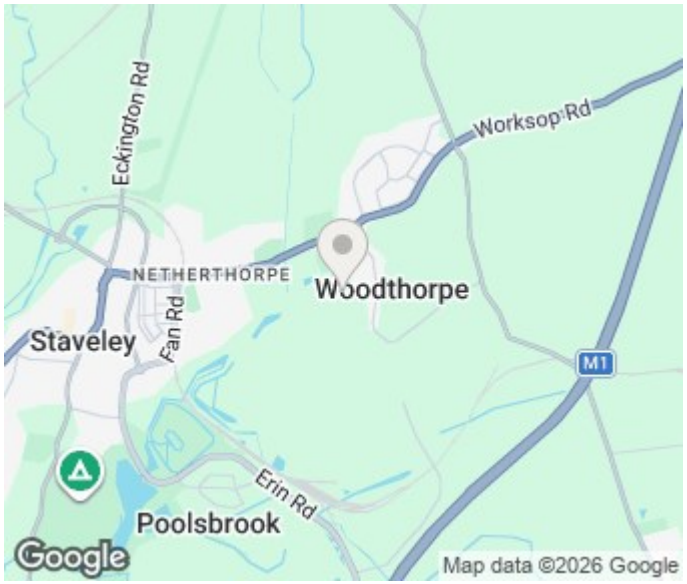

## First Floor

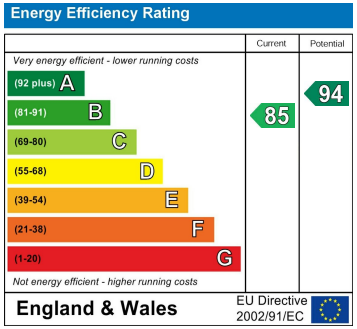
Approx. 59.5 sq. metres (640.4 sq. feet)




Total area: approx. 129.6 sq. metres (1395.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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