

wards
estate agents

36 Cutthorpe Road

Cutthorpe, Chesterfield, S42 7AE

Guide price £325,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is recommended of this THREE BEDROOM DETACHED FAMILY HOUSE, within immediate access to open countryside! Idyllically situated in the heart of this picturesque rural village of Cutthorpe within close proximity of Linacre Reservoirs on the fringe of the Peak District National Park. Easy access into Chesterfield Town Centre & Train Station and approx. 20 minutes to Sheffield.

Offers scope for updating the interior benefits from gas central heating with a Combi boiler and part uPVC/part wooden double glazed windows and comprises of front entrance hallway, family reception room with feature fireplace, extended dining room, fitted kitchen. On the first floor main double bedroom, second double and third versatile bedroom which could be used for office or home working. Attractive fully tiled shower room with 3 piece suite.

Low stone boundary walling and well established front mature gardens with blocked paved driveway which provides ample parking spaces including a turning space and integral garage. Pathway that leads to the rear of the property.

Rear enclosed gardens with paved patio, mature lawns and well established and stocked borders set with an abundance of mature shrubs, planting and trees.











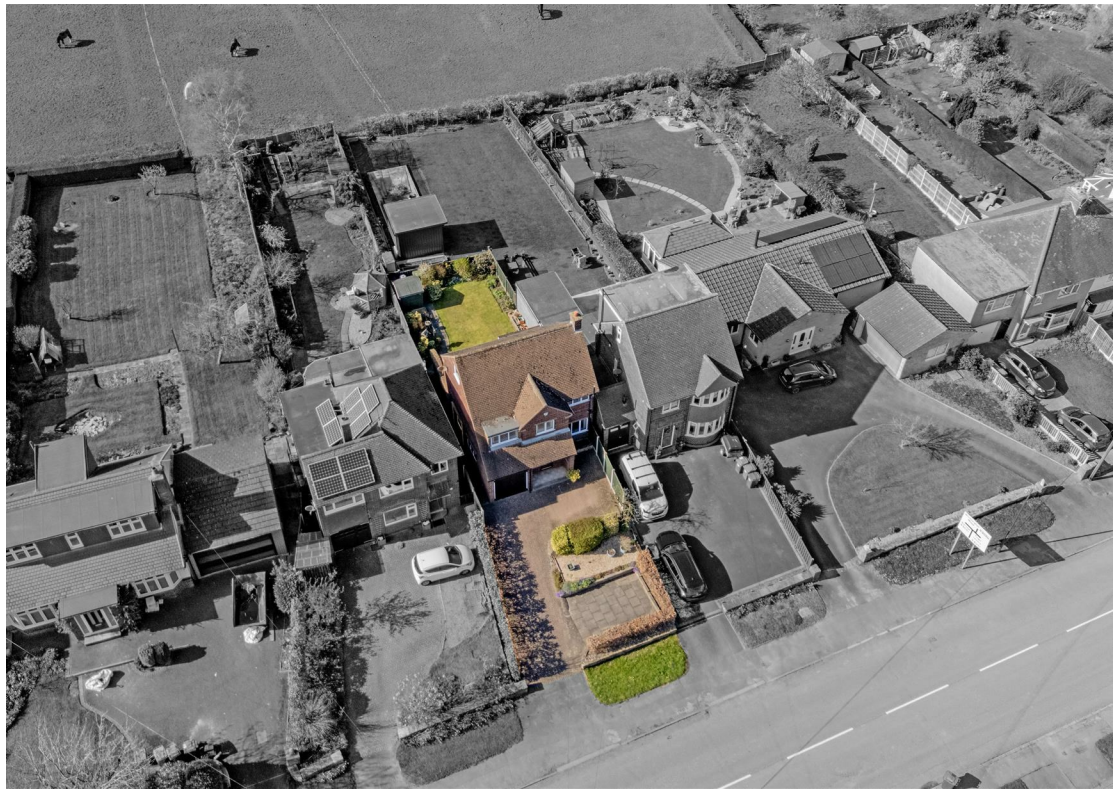














Additional Information
Gas Central Heating-Worcester Bosch Combi boiler
Part uPVC Double Glazed windows/Part wooden sealed units
Gross Internal Floor Area- 108.2 Sq.m/ 1164.4 Sq.Ft.
Council Tax Band -E
Secondary School Catchment Area -Outwood Academy Newbold

There is a covenant restricting building to the front of the property.
All light fittings, carpets, blinds and curtains included.

Front Entrance Hallway
12'9" x 4'11" (3.89m x 1.50m)
Front uPVC entrance door leads into the hallway. Useful under stairs storage cupboard.

Cloakroom/WC
5'5" x 2'9" (1.65m x 0.84m)
Being half tiled and comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Reception Room
19'9" x 9'10" (6.02m x 3.00m)
Family reception room with front aspect window. Feature fireplace with marble back and hearth and gas-fire.

Extended Dining Room
9'6" x 9'6" (2.90m x 2.90m)
Wooden sealed unit double glazing. Views over the rear gardens.

Fitted Kitchen
11'7" x 10'11" (3.53m x 3.33m)
Comprising of a range of Medium Oak wall and base units with work surfaces and inset stainless steel sink unit and tiled splash backs. Space for cooker with extractor above(included). Space for washer. Integrated fridge/freezer. Pantry where the Worcester Bosch is located. Serving match to dining area. Door to the side of the property and rear porch where there is a door to the garage.

Pantry
3'11" x 2'9" (1.19m x 0.84m)

First Floor Landing
12'8" x 9'3" (3.86m x 2.82m)
Access via a retractable ladder to the converted attic space which offers scope for conversion (STPP) Linen cupboard.

Main Double Bedroom 1
14'10" x 9'3" (4.52m x 2.82m)
Main double bedroom with rear views and views towards open countryside. Wardrobe is included













Rear Double Bedroom 2
10'2" x 10'0" (3.10m x 3.05m)
A second double bedroom with louvred cupboards. Rear aspect with stunning views towards open countryside.

Front Bedroom 3
12'8" x 8'3" (3.86m x 2.51m)
A versatile bedroom which could also be used as office or home working space.

Fully Tiled Shower Room
6'11" x 5'6" (2.11m x 1.68m)
Comprising of a 3 piece suite which includes a shower cubicle with mains shower, low level WC in housing and wash hand basin set in attractive White vanity unit. Toiletry cupboard. Ceiling panelled.

Rear Porch
4'11" x 2'10" (1.50m x 0.86m)

Outside
Low stone boundary walling and well established front mature gardens with blocked paved driveway which provides ample parking spaces including a turning space and pathway that leads to the rear of the property.

Rear enclosed gardens with paved patio, mature lawns and well established and stocked borders set with an abundance of mature shrubs, planting and trees.

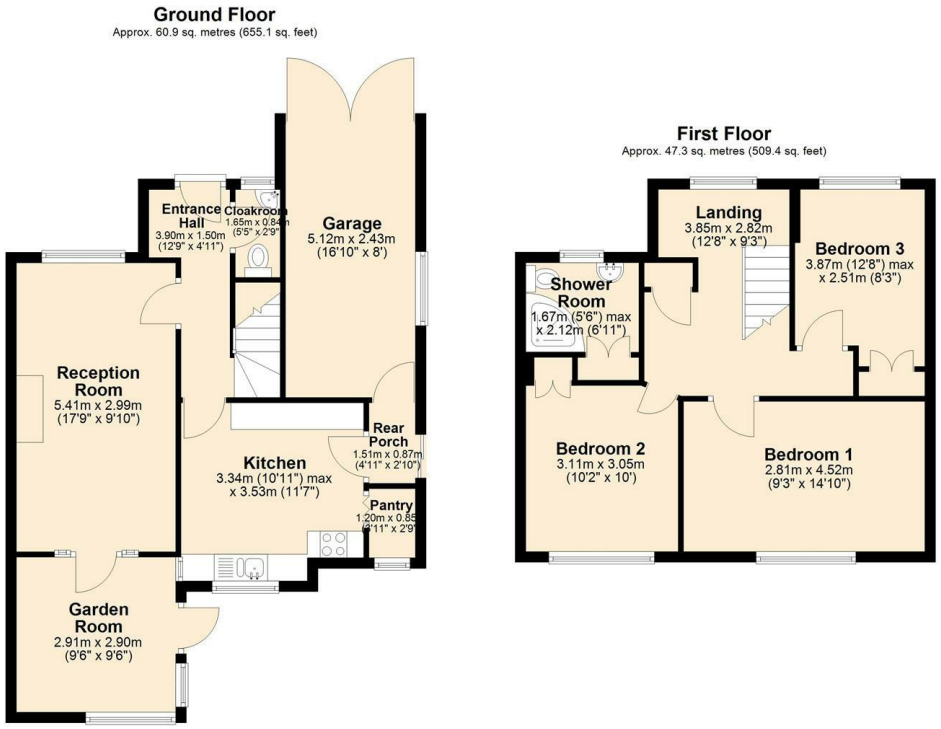
Garage
16'10" x 8'0" (5.13m x 2.44m)
Having lighting and power. Consumer unit.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

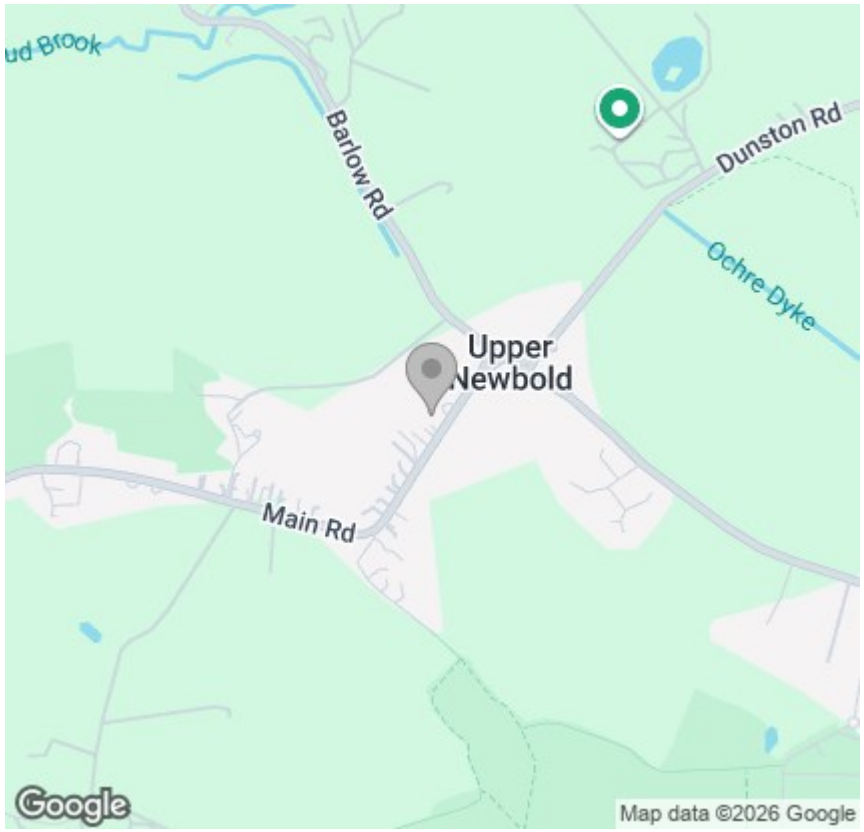
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 108.2 sq. metres (1164.4 sq. feet)

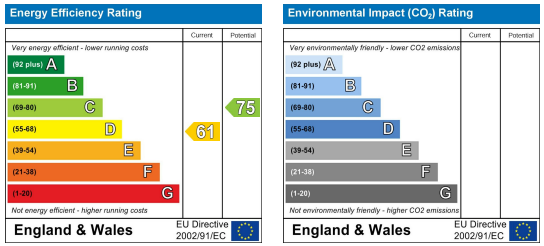
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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