



£330,000

Lime Walk, Chesterfield S45 9QA

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home
- Ideal for access to Chesterfield and M1
- Open Plan Living and Dining Kitchen
- Viewing an Absolute Must
- Wonderfully Presented Home
- En Suite And Family Bathroom
- Driveway & Garage

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this four bed detached property on popular residential estate in Clay Cross. Conveniently positioned with easy access to the M1 motorway whilst remaining local to many amenities/shops and easily commutable to nearby towns. We recommend an early internal inspection to avoid disappointment..

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this Four bedroom detached property on popular residential estate in Clay Cross. Enjoying a beautiful open aspect to the ground floor with very impressive floor space to the first floor, the property is conveniently positioned with easy access to the M1 motorway whilst remaining local to many amenities/shops and easily commutable to nearby towns. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Living/Dining Space and Kitchen to the ground floor with four Bedrooms, three being doubles and one single bedroom and family Bathroom and further En Suite to the first floor, all accessed via large Landing space.

Externally, the home boasts off street parking for multiple vehicles to the front elevation with integral Garage fitted with light and power accessed via up and over door. The rear garden is mainly laid to lawn with patio accessed via bi fold doors from the house making it the perfect space for entertaining or relaxing.

### Entrance Hall

Accessed via composite door to front elevation, with wall mounted radiator, access to WC and carpeted stairs rising to the first floor. Wood effect flooring extends to open Lounge/Dining Area.

### Downstairs WC

Hosting wall mounted hand wash basin and low level WC, with wall mounted heated towel rail, tiled wall to cover units, ceiling fitted extractor unit and double glazed obscured window to front elevation completing the space.

### Dining/Living Area

22' 4" x 11' 8" (6.81m x 3.56m) Wonderful open plan living space housing two wall mounted radiators, wood effect flooring and bifold doors opening to the rear enclosed garden creating the perfect hybrid space for relaxing and entertaining.

### Kitchen

14' 0" x 8' 6" (4.27m x 2.59m) Featuring a range of base cupboard and eye level units with complimentary wood effect worktops allowing for the integration of appliances such as; Fitted oven and microwave, Hotpoint electric hob with accompanying extractor hood, fitted fridge freezer and inset stainless steel one and a half bowl sink. Under unit lighting, under counter plumbing, wall mounted radiator and double glazed French doors accessing rear enclosed garden complete the space.

### First Floor

## Landing

A seriously impressive carpeted Landing space boasting double fitted airing cupboard for maximum storage, carpeted flooring and wall mounted radiator. Accessing all four Bedrooms and the family Bathroom.

## Bedroom One

15' 11" x 10' 2" (4.85m x 3.10m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En suite.

## En-Suite

7' 5" x 6' 9" (2.26m x 2.06m) A three piece suite comprising; Double walk-in shower, wall mounted handwash basin and low level WC. Tiled walls cover the units whilst wood effect flooring, double glazed obscured window to side elevation and ceiling fitted extractor unit complete the space.

## Bedroom Two

12' 9" x 10' 0" (3.89m x 3.05m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

## Bedroom Three

10' 3" x 9' 7" (3.12m x 2.92m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

## Bedroom Four

10' 0" x 6' 5" (3.05m x 1.96m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

## Bathroom

6' 10" x 5' 6" (2.08m x 1.68m) A three piece suite comprising; Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Tiled walls cover the units whilst wood effect flooring, wall mounted heated towel rail, double glazed obscured window to side elevation and ceiling fitted extractor unit complete the space.

## Outside

Externally, the home boasts off street parking for multiple vehicles to the front elevation with integral Garage fitted with light and power accessed via up and over door. The rear garden is mainly laid to lawn with patio accessed via bi fold doors from the house making it the perfect space for entertaining or relaxing.

## Council Tax

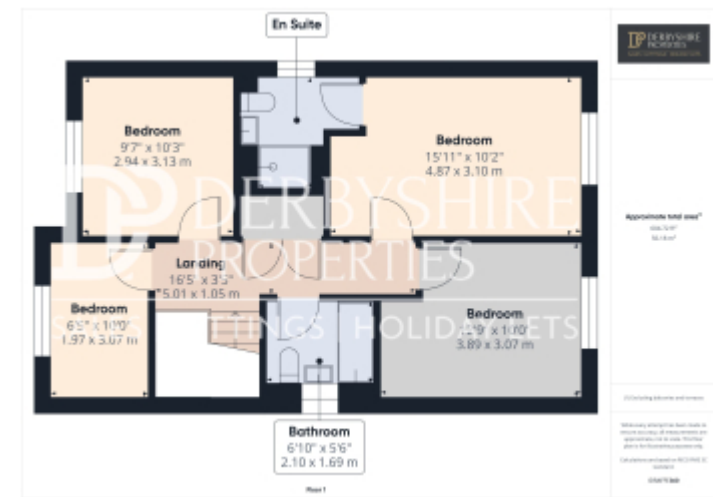
We understand that the property currently falls within council tax band D, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

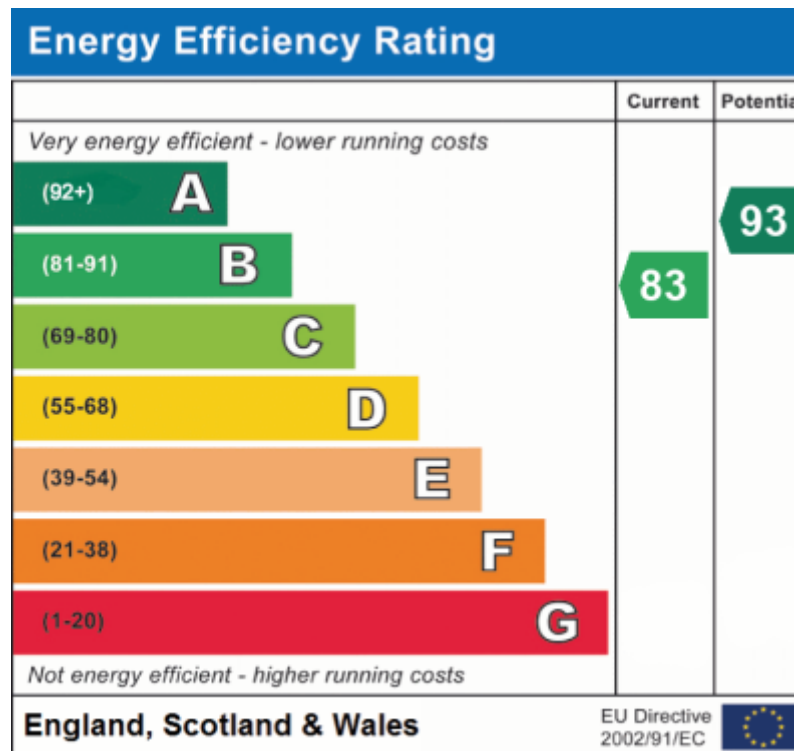




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY





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