



Carlton Close, Danesmoor Chesterfield S45 9RP

welcome to

Carlton Close, Danesmoor Chesterfield

Offered For Sale with No Chain is this Four Bedroom Detached Family Home found on Carlton Close. Offering a warm and practical feel throughout, with a driveway with parking for multiple vehicles. A bright full-width kitchen/diner leading upstairs to three bedrooms and a central bathroom.

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

The hall acts as the central circulation point, where you can access the lounge, the kitchen/diner, the study/bedroom, and the carpeted staircase to take you up to the first floor.

Lounge

The lounge sits at the front of the house and forms the main living space. Its proportions give it a comfortable, balanced feel: wide enough for a full seating arrangement without feeling cramped, yet compact enough to feel cosy. The rectangular shape allows furniture to be arranged in several ways, and the front-facing aspect brings in plenty of natural light through the double glazed windows.

Kitchen/Diner

Stretching across the rear of the property, the kitchen/diner is the largest and most open room on the ground floor. Its long, linear layout creates a natural division between the cooking area and the dining or family area. The width allows for a full dining table without intruding on the kitchen workspace.

Study/Bedroom Four

At the rear of the ground floor is a versatile room that can function either as a study or a fourth bedroom: large enough for a double bed, making it suitable for guests or for someone who prefers ground-floor accommodation or, alternatively, a generous workspace with a desk, shelving, and storage.

Shower Room

The ground floor shower room is cosy but practical, containing a shower, toilet, and basin. Its placement next to the study/bedroom enhances the flexibility of the ground floor, allowing it to function almost like a small guest suite.

Landing

A carpeted landing on the first floor, allows access to the three upstairs bedrooms and the family bathroom.

Bedroom One

This room feels like the natural main bedroom, offering enough space for a double or king-size bed, wardrobes, and additional furniture. The room's shape makes it easy to furnish, and the front-facing aspect brings in good light, making it a bright and comfortable space.

Bedroom Two





This second double bedroom sits above the kitchen/diner and works well as a guest or child's bedroom and can comfortably accommodate a double bed and storage. Its position at the rear of the house often makes for a quieter room.

Bedroom Three

The third bedroom is cosy and positioned at the front of the house. Its compact size makes it ideal as a child's room or nursery as it is perfectly functional for a single bed and essential furniture, or dedicated study area.

Shower Room

The family bathroom sits centrally on the first floor, making it convenient for all three bedrooms. It contains a large walk-in shower, basin, and toilet, arranged efficiently within the space. The room is sized to meet everyday needs without feeling overly tight.

Front Garden/ Driveway

A front garden and driveway gives the property a tidy and welcoming approach. The driveway provides ample parking, with enough space for multiple vehicles without feeling crowded, and its open layout makes access easy. A neat lawn feature at the front softens the hardstanding, adding greenery and giving the house a more attractive, balanced frontage.



Rear Garden

This rear garden feels instantly welcoming, with a clean sweep of lawn framed by neat hedging and a smart patio that steps straight out from the house. Tucked into one side, the summerhouse gives the space an extra layer of usefulness, whether it be for storage, a hobby space or a little retreat, but it rounds off the perfectly.



view this property online williamhbrown.co.uk/Property/CSF105051



welcome to

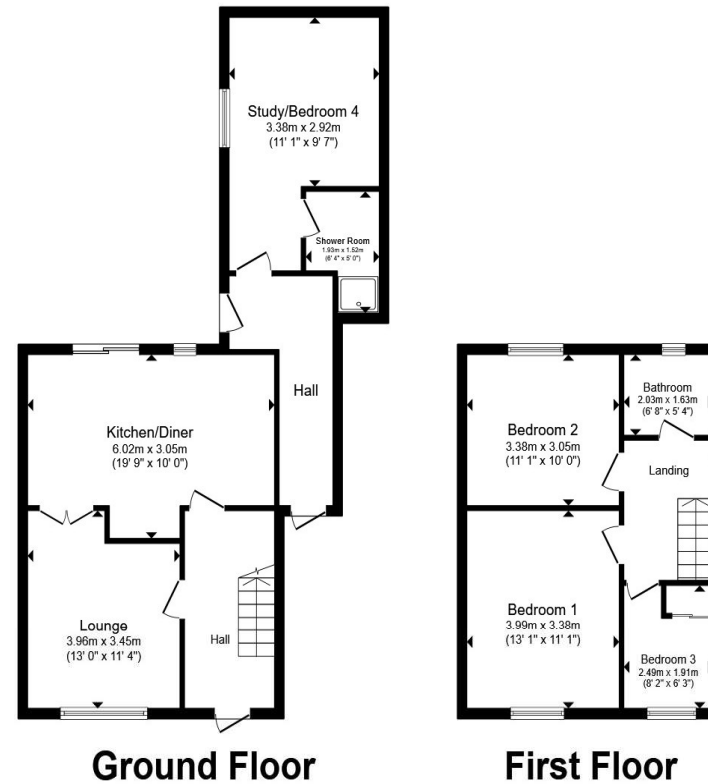
Carlton Close, Danesmoor Chesterfield

- Council Tax Band - C
- Offered For Sale with No Chain
- Four Bedroom
- Spacious Kitchen/Diner
- Front and Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£229,995



Total floor area 104.1 m² (1,121 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/CSF105051



Property Ref:
CSF105051 - 0017

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk