

## Marketing Preview



**15 Colliers Trek, Barlborough, Chesterfield, S43 4WE**

**£315,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**



\*\*\*GUIDE PRICE £315,000-£325,000\*\*\*A unique opportunity to purchase this stunning and immaculately presented three bedroom detached family home. Offering an open plan and extended living space and a master bedroom with an ensuite. Also having a landscaped and enclosed rear garden and off road parking. Close to local shops, schools and bus routes. Good road links to Sheffield, Chesterfield and the M1 Motorway.

### SUMMARY

\*\*\*GUIDE PRICE £315,000-£325,000\*\*\*A unique opportunity to purchase this stunning and immaculately presented three bedroom detached family home. Offering an open plan and extended living space and a master bedroom with an ensuite. Also having a landscaped and enclosed rear garden and off road parking. Close to local shops, schools and bus routes. Good road links to Sheffield, Chesterfield and the M1 Motorway.

### HALLWAY

Enter via composite door into the welcoming hallway with Amtico tile effect flooring, spotlighting and radiator. Stair rise to the first floor and doors to the kitchen/diner and lounge.

### LOUNGE 10'4" x 22'1"

An open plan reception room into the extended solid roof conservatory with neutral decor, carpeted flooring and feature electric fire. Two ceiling lights, radiator and window to the front. Door to the kitchen and open to the conservatory.

### CONSERVATORY 7'6" x 12'9"

A great extra living space which would make the ideal snug/dining space with Amtico herringbone flooring. Spotlighting, radiator, two velux style windows and a feature apex window. Bi-folding doors to the garden.

### KITCHEN/DINER 14'8" x 26'6"

A spacious 'L' shaped kitchen/diner fitted with ample wall and base units, white worktops and a breakfast bar. Sink with a hose mixer tap. Double oven, 5 ring gas hob and extractor fan. Space for an American style fridge/freezer. Integrated washing machine and dishwasher. Spotlighting, radiator, two windows to the front and rear and Amtico flooring.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and an airing cupboard housing the hot water tank. Doors to the three bedrooms and bathroom.

### MASTER BEDROOM 8'8" x 12'10"

A double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the front. Door to the ensuite.

### ENSUITE 7'11" x 4'10"

Comprising of a shower cubicle with an overhead and handheld shower, wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and Amtico flooring.

### BEDROOM TWO 13'5" x 8'11"

A second double bedroom with neutral decor and carpeted flooring. Bedside and wardrobe lighting, radiator and two windows to the front. Storage cupboard and built in wardrobes.

### BEDROOM THREE 7'7" x 9'6"

Currently used as a dressing room with white walls and laminate flooring. Ceiling light, radiator and window to the rear.

### BATHROOM 6'5" x 5'6"

Comprising of a bath with a mixer shower tap, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and Amtico flooring.

### OUTSIDE

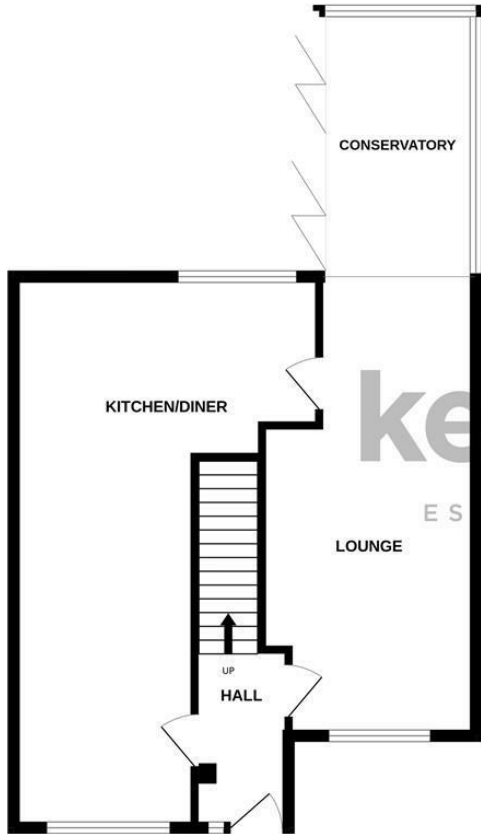
To the front of the property is a double driveway, small lawn and gate to the side and rear.

To the rear of the property is a patio, lawn and decking area with a glass balustrade. Large shed with power and lighting.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND C - BOLSOVER COUNCIL

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



key2go  
ESTATE AGENTS

TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

