

bothams

1871



2 Treneuk Close, Chesterfield, S40 3RR

Offers In The Region Of £595,000





2 Treeneuk Close

Chesterfield, S40 3RR

- A large detached family residence
- Private position with gardens and grounds to the south and west
- Spacious and flexible accommodation with potential to extend further (subject to consent)
- Situated in a highly desirable suburb of the town
- Driveway parking for several vehicles and large detached double garage
- No Upward Chain - Viewing Essential

This fine family residence offers over 2,341 sq. ft. of well-presented and flexible accommodation in one of the town's most sought after locations, set within a large plot of over one fifth of an acre with excellent parking and a detached double garage.

Available with no upward chain viewing is essential to appreciate the accommodation on offer.



2 Treeneuk Close

This fine family residence is set within a well-proportioned plot of over 0.2 acres providing wraparound gardens to the south and west with exceptional parking facility in one of the town's most desirable locations, within the catchment area for highly regarded schools. The home is well located for access to the town centre to the east, and the Peak District and beyond to the west.

The property has been extended to provide spacious accommodation with an excellent degree of flexibility, comprising of five bedrooms, six bath/ shower rooms (four of which are en-suite) together with a highly flexible ground floor, whilst still providing excellent scope to further extend if required or desired – subject to obtaining the necessary consents.

A viewing is essential to truly appreciate this stunning family home and the potential on offer.





The Accommodation

The property is entered via a welcoming entrance hall which leads to the inner hallway off which stairs rise to the first-floor landing and doors to the left and right provide access to the ground floor living accommodation.

To the ground floor the property comprises of a large 'L-shaped' open-plan living dining and family room providing a spacious area to entertain or enjoy with the family, to the rear of which is a conservatory providing a further reception/ garden room overlooking and with access into the rear garden. There is also a very well-proportioned kitchen diner ideally suited to modern family life, with a side door providing access to the gardens. Finally to the frontage is a useful additional reception room, currently configured as a study, however with an adjacent shower room/ WC facility this could also provide a sixth ground floor bedroom.

To the first floor are five double bedrooms and the family bathroom accessed off the feature galleried landing, with a pleasant nook area to the frontage with a full height glazed window providing and excellent reading nook, or space for a desk if desired. Off the landing near the family bathroom is a useful linen cupboard.

Bedroom One is a good size double bedroom to the front aspect with an array of built-in wardrobe storage, and off which is an en-suite bathroom. Bedroom Two provides another well-proportioned double bedroom with a window to the rear aspect, off which is an en-suite shower room. Bedroom Three provides another double bedroom to the rear aspect with an en-suite shower room. Bedroom Four is currently configured as a home office/ study, but provides a fourth double bedroom with built-in wardrobes and an en-suite shower-room. Bedroom Five provides a fifth double bedroom, and is currently configured as a dressing room with wardrobe storage.

The family bathroom comprises of a large corner bath, together with a modern white WC and matching wash basin with vanity unit. There is a large storage cupboard off the bathroom providing useful additional space, and which could be configured as a large walk-in shower if required.

The property offers exceptionally spacious and flexible accommodation throughout, but also provides the opportunity to further extend if desired given the large plot, subject to obtaining the necessary consents.

Outside

The property is set on a quiet cul-de-sac off the B6150 Slack Lane providing a private and tranquil retreat, whilst enjoying excellent links to the town centre and beyond.

To the frontage is a large block-paved driveway providing parking for several vehicles, and excellent opportunity for motorhome or caravan storage. The driveway leads to a large double detached garage which benefits from power and light.

To the rear and side of the property is a well-proportioned and very private & secure garden, which is principally laid to lawn together with established borders and planting with a variety of plants, shrubs, and mature trees, with a patio to the side of the conservatory, ideal for entertaining and enjoying with the family.

The space around the property also ensures the option to extend if desired, subject to obtaining the relevant consents.

Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware, heating and hot water provides by a gas fired boiler.

Total gross internal floor area (House Only) – 225.9 sq.m./ 2,341 sq.ft. approx.

Council Tax Band – F – Chesterfield Borough Council

Tenure – We understand the property to be freehold under Title Reference DY172557

Parking – there is a driveway providing parking for many vehicles, leading to a large double garage.

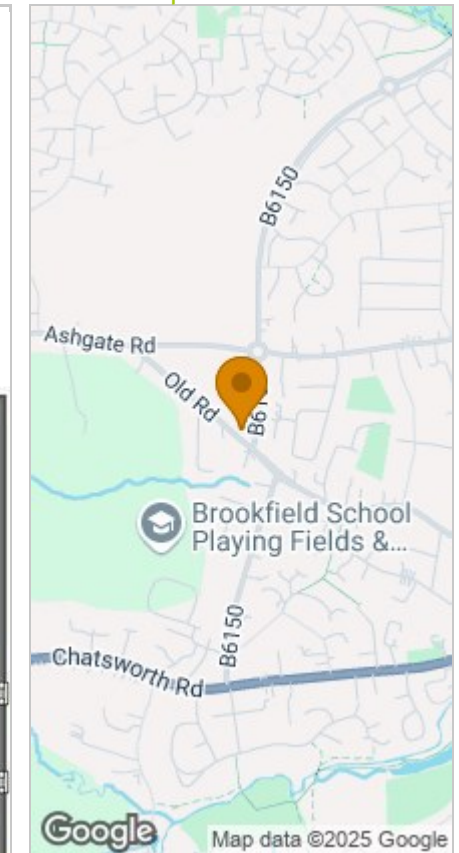
EPC Rating – TBC (Previously Band C which expired August 2024).



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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