

bothams <sup>1871</sup>



18 Flintson Avenue, New Whittington, Chesterfield, S43 2DS

Price Guide £425,000



4



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2





# 18 Flintson Avenue

New Whittington, Chesterfield, S43 2DS

- Detached family residence of character
- Spacious, flexible and well-presented accommodation throughout
- Set within a large double plot extending to 0.14 acres
- Three/ Four double bedrooms
- Huge potential to extend, subject to consents
- Available with NO UPWARD CHAIN

\*\*\* Guide Price £425,000-450,000 \*\*\*

A stunning three/ four bedroom detached bungalow occupying a large double plot with fine far reaching views to the rear, providing exceptional potential to create your perfect home.

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



## 18 Flintson Avenue

18 Flintson Avenue provides an exceptionally spacious detached family home situated within a large double plot extending to approximately 0.14 acres, with stunning far reaching views to the rear.

The property is beautifully presented throughout, and provides flexible accommodation and excellent potential to reconfigure or extend (subject to obtaining the required consents) to create your perfect family home.

Available immediately with no upward chain, a view is essential to appreciate the accommodation on offer.





The property comprises of a large traditional detached bungalow with spacious and flexible accommodation over two floors.

The property is entered via a uPVC entrance door which opens into a welcoming double height entrance hall, off which stairs rise to the first floor accommodation with a galleried landing. Off the entrance hall is the bay-windowed living room with feature fire place, a second bay-windowed reception room which could be used as a dining room, study or as a fourth double bedroom.

To the rear of the entrance hall is the spacious breakfast kitchen, beyond which is a well-proportioned dining area overlooking the rear garden, with access to the garden through a porch to the side. There is also the main Bedroom One which provides a large double bedroom with a range of fitted furniture, and the family shower room which has been upgraded to provide a contemporary wet room.

The first floor accommodation is off the galleried landing, and comprises of two large double bedrooms, both with storage within the eaves, and a large cupboard off the landing which provides the ideal potential to create a bathroom facility at first floor level if required.

There is excellent potential to extend the property given the size and shape of the plot, subject to the require planning and building regulation approval, allowing the potential to create accommodation as required.

#### Outside

The property is situated within a large double plot that extends to 0.14 acres, with a double driveway providing excellent off road parking for several vehicles or caravan/ motorhome storage, and access to the attached large single garage which benefits from power and light with an electric garage door. There is a beautiful front garden that provides an attractive entrance to the property, with a raised stone bed planted with a range of established planting and shrubbery, and is otherwise mainly laid to lawn with stone walled landscaping.

To the rear of the property is a large south-west facing rear garden, landscaped and sectioned with attractive established planting and hedges together with stone walls and raised beds to provide a spacious patio area ideal for entertaining and enjoying the stunning outlook over open countryside, together with large areas of lawn providing a truly tranquil retreat.

### Material Information

Conventional construction

uPVC double glazed windows and doors

Gas central heating (Condensing Combi Boiler) - Worcester Bosch Greenstar

As far as we are aware the property is connected to and served by all of the mains services including electricity, gas, water and drainage.

Gross internal floor area - sq.m./ sq.ft.

Council Tax Band - C

EPC Rating - TBC

Freehold - Held under title reference DY482690

Please note the Vendor of this property is a relative of an employee of Bothams.



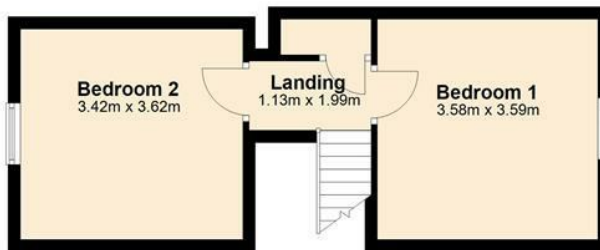


## Floor Plans

### Ground Floor



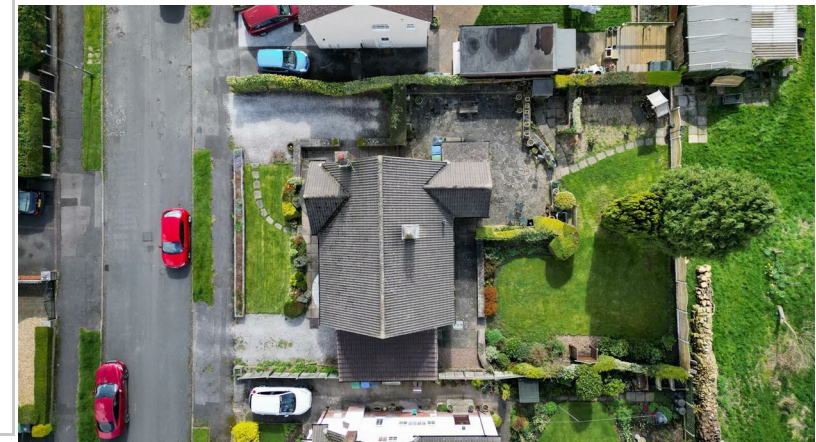
### First Floor



FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Plan produced using PlanUp.

18 Flintson Avenue

## Location Map



## Energy Performance Graph

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: [enquiries@bothams.co.uk](mailto:enquiries@bothams.co.uk) <https://www.bothams.co.uk/>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.