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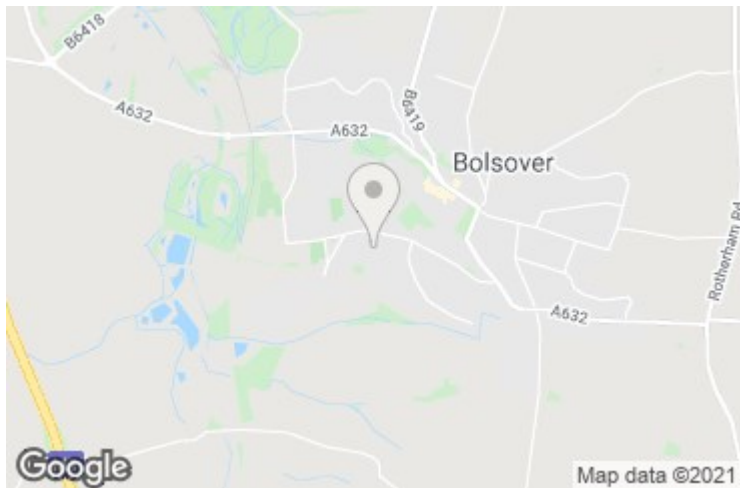


31 Ambleside Drive  
Chesterfield, Derbyshire S44 6RJ

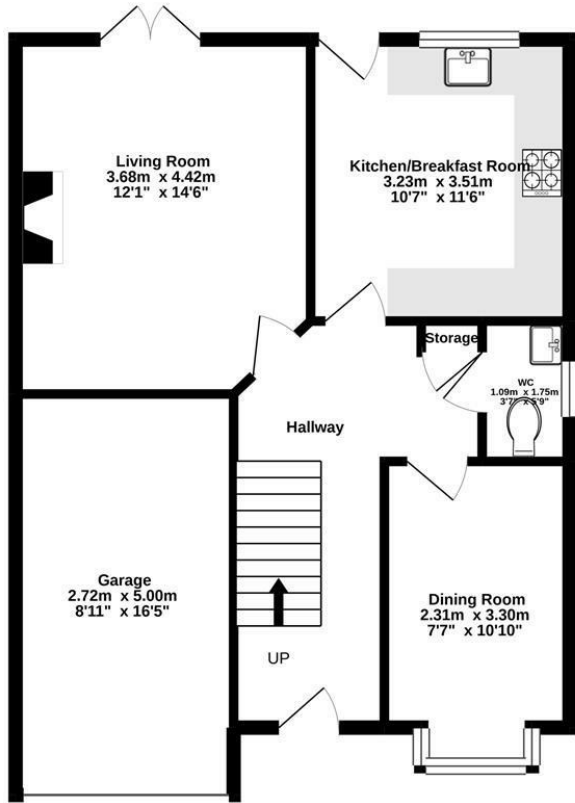
**OFFERS IN THE REGION OF £239,950**

**\*NO CHAIN\*** Spacious and modern four bedroomed detached property, enjoying a sought after location in a quiet cul-de-sac, benefiting from off street parking and garage, also having a good sized enclosed rear garden. This ideal family home is well placed for accessing the M1 via J29a Markham Vale and also has good commuting links to Chesterfield and Mansfield. The accommodation is well presented and briefly comprises an entrance hall with guest WC, a lounge with feature fireplace and French doors leading out to the rear garden, a comprehensive fitted kitchen with built in appliances, a separate dining room / second sitting room with bay window, master bedroom with en-suite, three further bedrooms and a family bathroom.

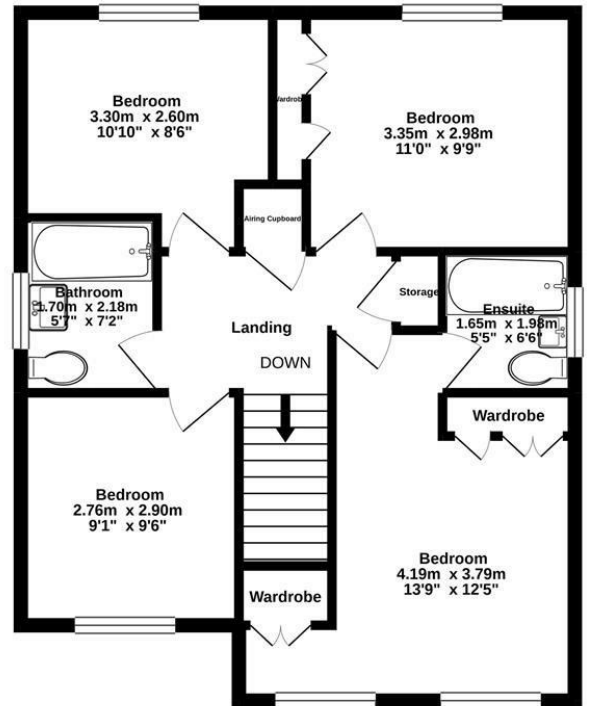
**31 AMBLESIDE DRIVE, CHESTERFIELD, DERBYSHIRE S44 6RJ**



**GROUND FLOOR**  
61.7 sq.m. (664 sq.ft.) approx.



**1ST FLOOR**  
56.7 sq.m. (611 sq.ft.) approx.



**TOTAL FLOOR AREA : 118.4 sq.m. (1274 sq.ft.) 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Rating	Score	Rating	Score
Energy A	92	Env Impact A	23
Energy B	81	Env Impact B	22
Energy C	69	Env Impact C	21
Energy D	58	Env Impact D	20
Energy E	47	Env Impact E	19
Energy F	35	Env Impact F	18
Energy G	23	Env Impact G	17

For energy efficient, higher ratings reach: 23 Dec 2020 / 2020/11/01  
England & Wales

For environmental friendly, higher CO<sub>2</sub> ratings reach: 23 Dec 2020 / 2020/11/01  
England & Wales