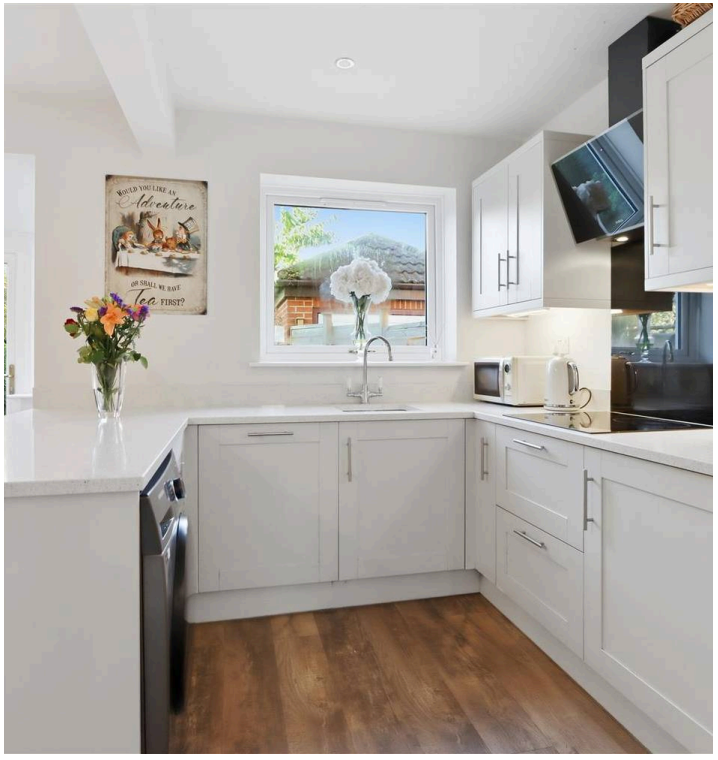


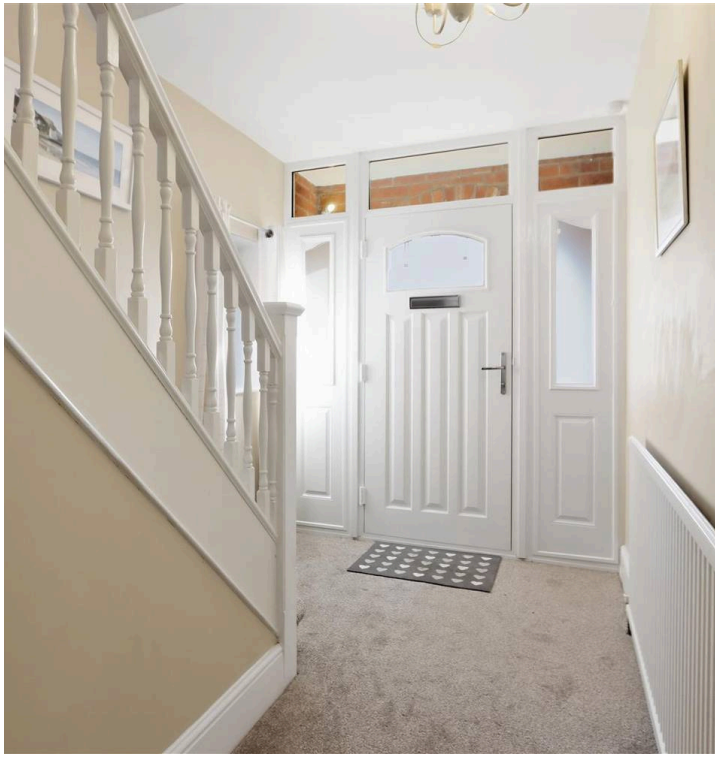
83 Yew Tree Drive, Somersall

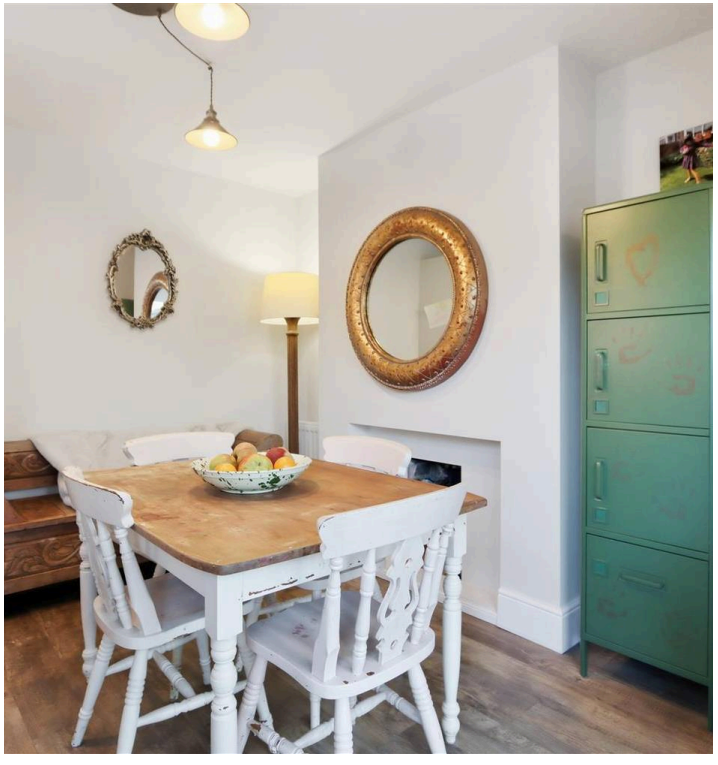
S40 3NB

Guide Price £350,000 - £360,000









83 Yew Tree Drive

Chesterfield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE
- GENEROUS LIVING ROOM
- DINING KITCHEN WITH MODERN UNITS & A RANGE OF INTEGRATED APPLIANCES
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- POPULAR LOCATION
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: C
- DETACHED TANDEM GARAGE & CAR STANDING SPACE
- NO UPWARD CHAIN







General
Gas central heating (Ideal Combi Boiler) uPVC sealed unit double glazed windows and doors Gross internal floor area - 99.6 sq.m./1072 sq.ft. (including Garage) Council Tax Band - C Tenure - Freehold Secondary School Catchment Area - Brookfield Community School

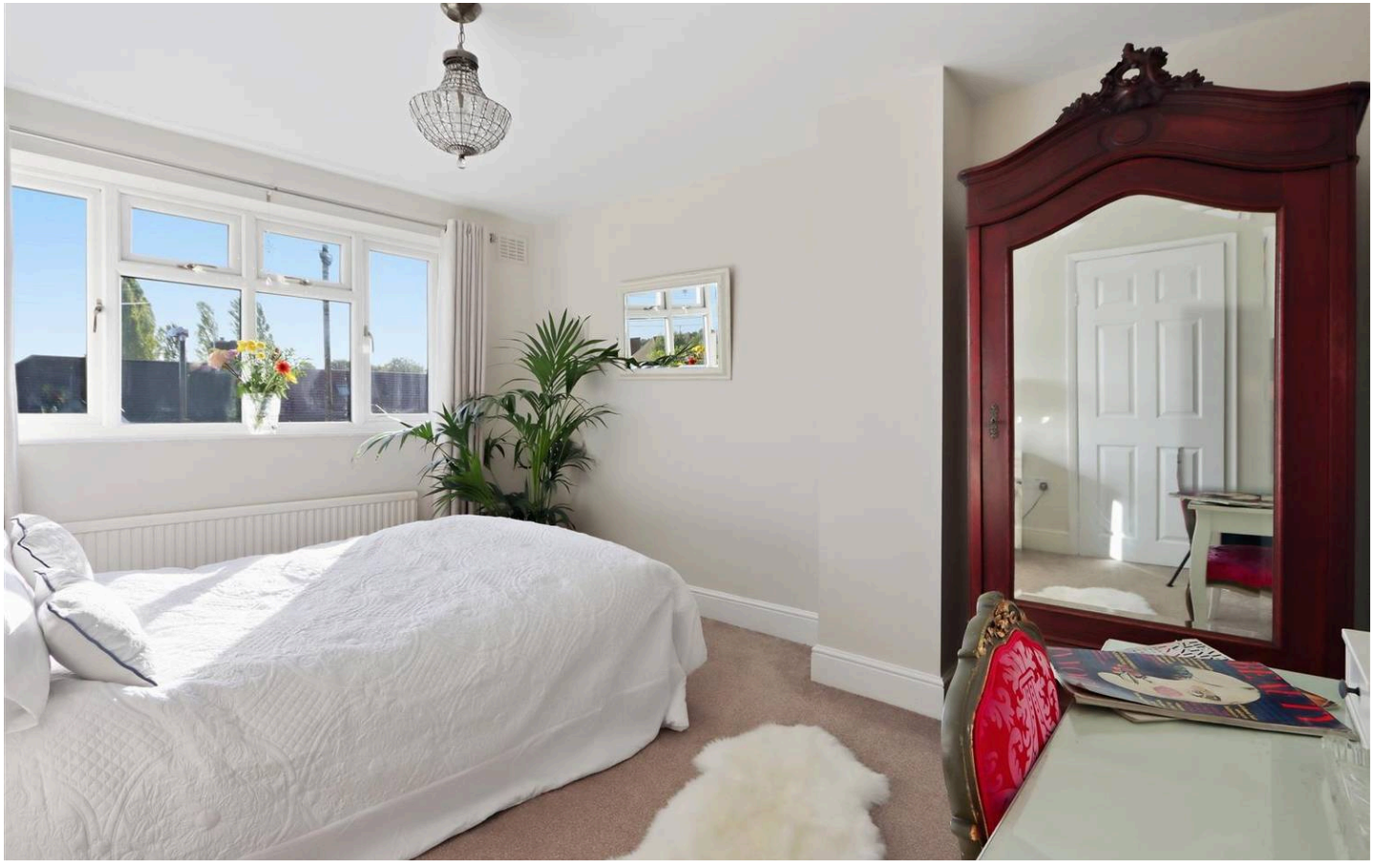
On the Ground Floor

Storm Porch
Having a composite front entrance door with matching side lights opens into a ...

Entrance Hall
Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Living Room
13' 6" x 10' 11" (4.11m x 3.33m)
A generous bay fronted reception room having a wood burning stove sat on a stone hearth.

Kitchen/Diner
17' 6" x 14' 8" (5.33m x 4.47m)
Spanning the full width of the property, and fitted with a range of white wall, drawer and base units with under unit lighting and complementary work surfaces and upstands. Inset sink with mixer tap. Integrated appliances to include a dishwasher, fridge/freezer, electric oven and grill, and induction hob with glass splashback and angled extractor over. Space and plumbing is provided for a washing machine. Laminate flooring, downlighting and pendant lighting. A uPVC double glazed door gives access onto the rear of the property.







On the First Floor

Landing

Bedroom One
13' 7" x 11' 0" (4.14m x 3.35m)
A good sized front facing double bedroom.

Bedroom Two
11' 0" x 10' 0" (3.35m x 3.05m)
A rear facing double bedroom having built-in storage along one wall.

Bedroom Three
7' 3" x 6' 8" (2.21m x 2.03m)
A front facing single bedroom.

Family Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)
Being fully tiled and fitted with a modern white suite comprising a panelled bath with glass shower screen and mixer shower over, hand wash basin with storage below, and a low flush WC. Chrome heated towel rail. Laminate flooring.







GARDEN

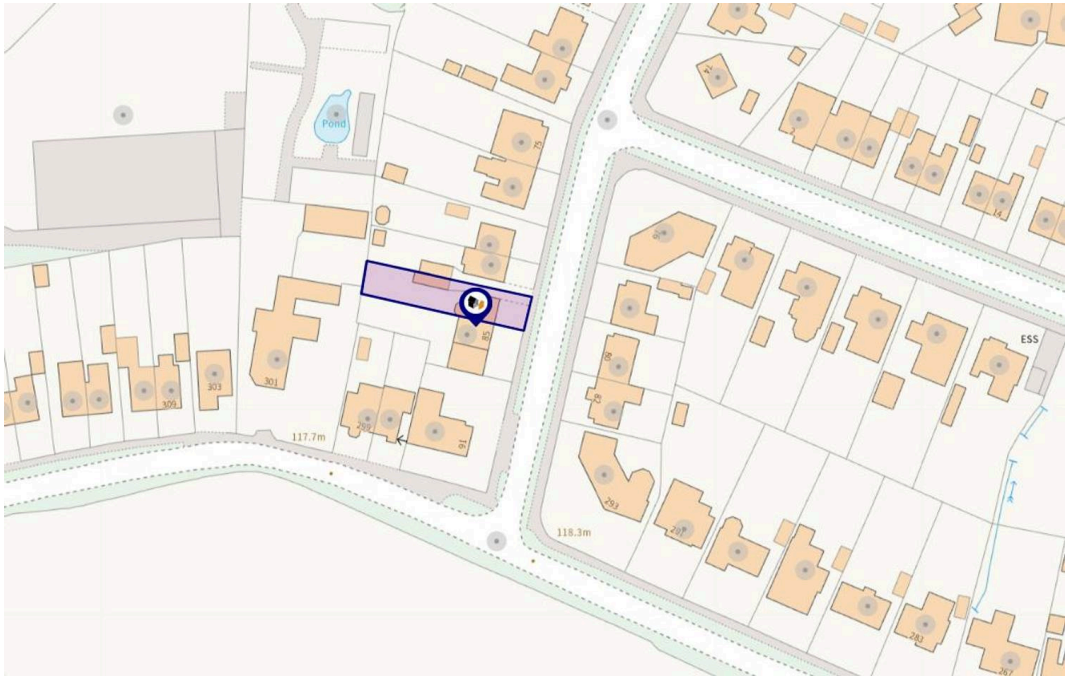
To the front of the property there is a lawned garden with planted borders. A shared driveway provides a car standing space and leads down the side of the property to a Detached Tandem Garage. To the rear of the property there is an enclosed west facing garden comprising of a paved patio with planted side border, and beyond a lawn with conifer hedging, shrubs and trees. At the top of the garden there is a summerhouse and space for a greenhouse.

GARAGE

Single Garage


GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.
1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.
LIVING ROOM
13'6" x 10'11"
4.11m x 3.33m
ENTRANCE HALL
UP
STORAG
TORAGE
KITCHEN/DINER
17'6" x 14'8"
5.34m x 4.47m
GARAGE
26'2" x 8'11"
7.98m x 2.71m
BEDROOM 3
7'3" x 6'8"
2.20m x 2.04m
BEDROOM 1
13'7" x 11'0"
4.14m x 3.35m
LANDING
DOWN
BEDROOM 2
11'0" x 10'0"
3.35m x 3.05m
BATHROOM
6'7" x 5'7"
2.00m x 1.69m
83 YEW TREE DRIVE
TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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85


Pond
301
303
309
117.7m
118.3m
ESS



Wilkins Vardy

Wilkins Vardy Residential, 23-25 Glumangate - S40 1TX

01246270123 • info@wilkins-vardy.co.uk • www.wilkins-vardy.co.uk/

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