



- Offers in the region of £250,000
- Modern bathroom with shower over bath fitted 2021
- Popular location in Hasland with good local schooling close to hand
- New windows and doors throughout
- Tastefully renovated throughout by the current owners, rewired 2021
- Generous garden with lawn and Patio seating area
- Good transport links to Chesterfield and the M1
- Stunning Kitchen diner fitted 2021 with French doors leading out into the garden
- Off street parking
- Viewing is highly recommended to appreciate the accommodation on offer

# 89 Norwood Avenue, Chesterfield S41 0NJ

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Council Tax Band: B









Located in Norwood Avenue, Hasland, Chesterfield, this semi-detached house boasts modern decor with a full renovation carried out by the current owners complete with new windows and doors. The property offers a perfect blend of style and comfort.

Located in Hasland good local schooling is close to hand, making it an ideal choice for families. With off-street parking adding to the convenience. The property also offers an entertaining space to the rear with a lovely lawn area and patio, perfect for hosting gatherings.

As you step inside, you are greeted by a spacious reception room off the hallway, ideal for relaxing or entertaining guests. The heart of this home is the kitchen diner fitted 3 years ago, complete with Oak butcher block worktops and integrated appliances. With space for dining, LVT flooring and French doors leading out to the garden.

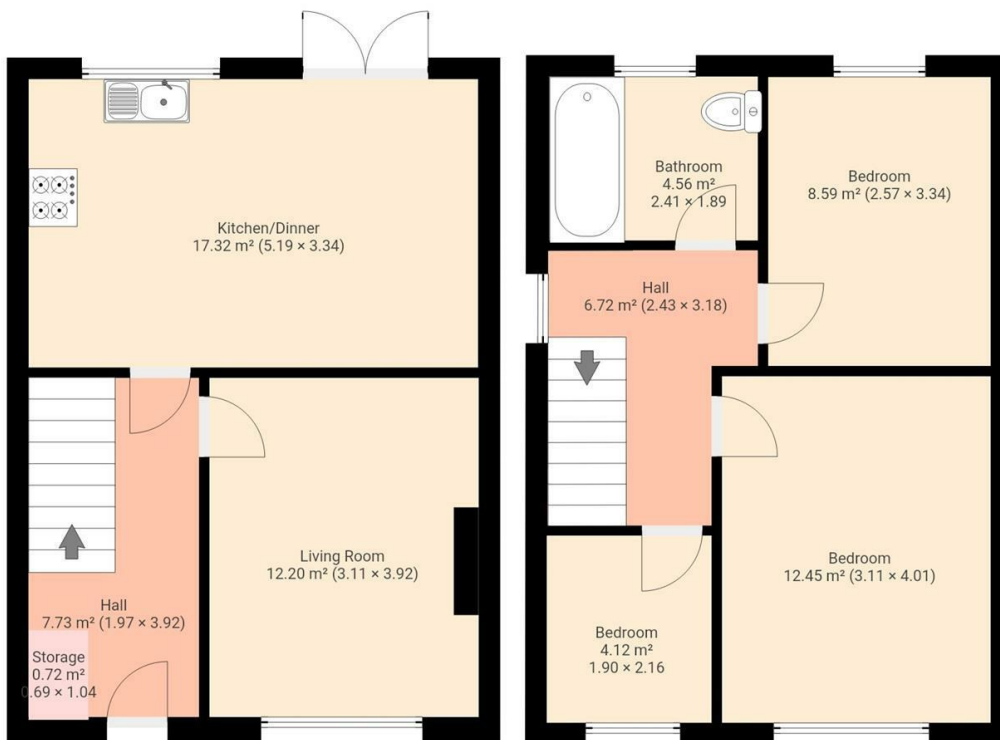
On the 1st floor the property features three bedrooms, two doubles and one single providing ample space for the whole family to unwind. The bathroom is fully tiled with a shower over the bath. Warmth is provided by GCH with a new system and combi boiler fitted 2021, and double glazed windows fitted 2021.

The property has had a full rewire in 2021 and the tenure is freehold and is in council tax band B

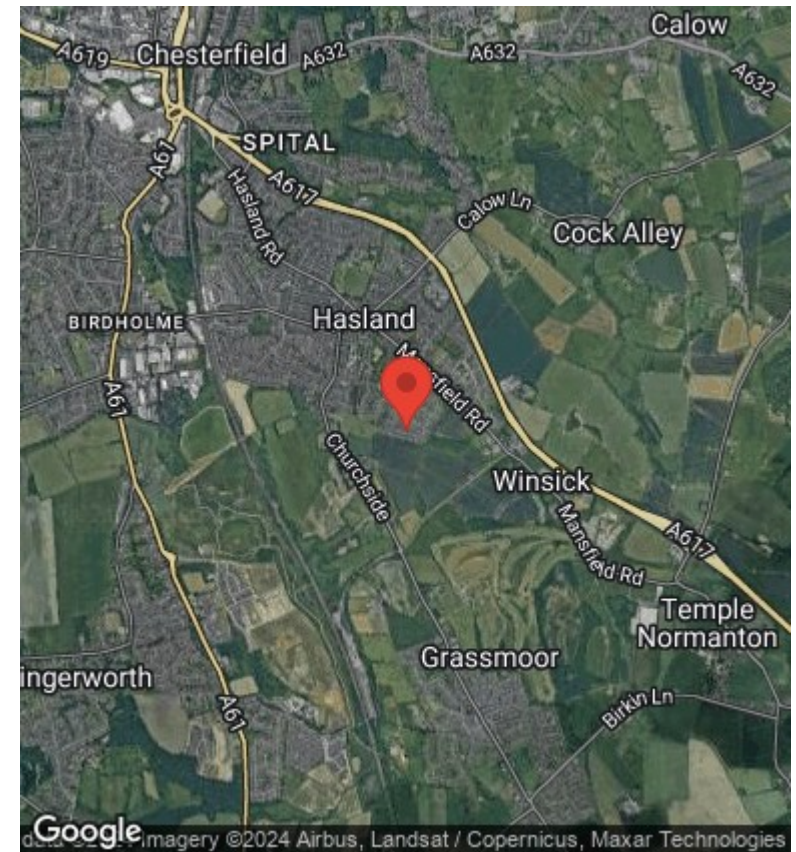








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## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	