



## Guide Price £280,000 - £299,995

- Great location close to Chesterfield Royal hospital
- Would make a great family home
- Generous lounge with doors leading out to the garden
- Good local amenities with shops, schools, takeaways and post office all within easy walking distance
- The property has two large bedrooms and the potential to create a 3rd if required
- Kitchen diner and separate utility room
- Enclosed rear garden, easily turned to lawn
- Generous plot with opportunity to extend
- Offered for sale with no chain
- Good transport links to Chesterfield, the M1 and the Peak district

# Top Road, Chesterfield S44 5AF

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Council Tax Band: C





GUIDE PRICE £280,000 - £299,995

Nestled on Top Road in Calow, Chesterfield, situated close to Chesterfield hospital and only 5 minutes drive Chesterfield train station - this detached bungalow presents a wonderful opportunity for those seeking a property with potential to make their own. Boasting 2 reception rooms, 2 generous bedrooms - each with its own ensuite shower/bath rooms, this property would be ideal for a family.

Spanning across 1200 sq ft, this bungalow offers ample space for everyday living. The potential to extend the property opens up exciting possibilities for creating a larger kitchen diner and even more generous rooms, allowing you to tailor the space to your liking. The fitted kitchen has worktops, cabinets and integral oven and hob.

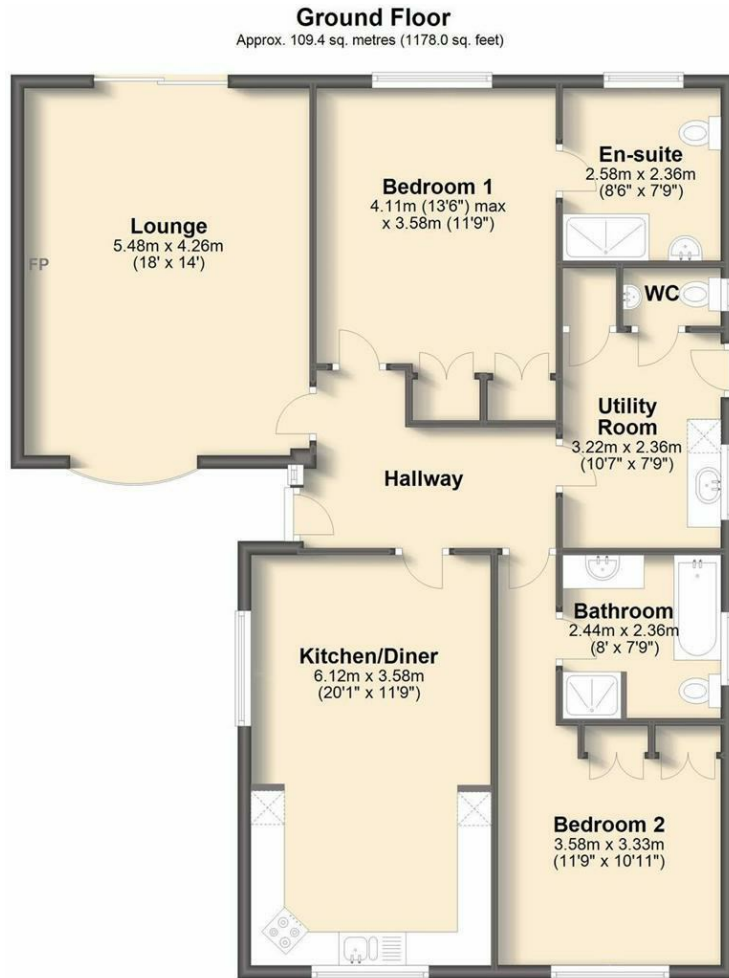
With a two large bedrooms, both with en-suites the space flexible for families, the ensuite bathroom could be made easily into the family bathroom. The large utility room could be converted into a good sized bedroom if required, creating a 3rd bedroom. The lounge has doors leading into the garden and a feature fireplace.

The large driveway provides parking comfortably for 5 vehicles with potential to add a garage. To the rear is an enclosed garden, with shed for storage and low maintenance pavers. This could easily be turned into lawn if required.

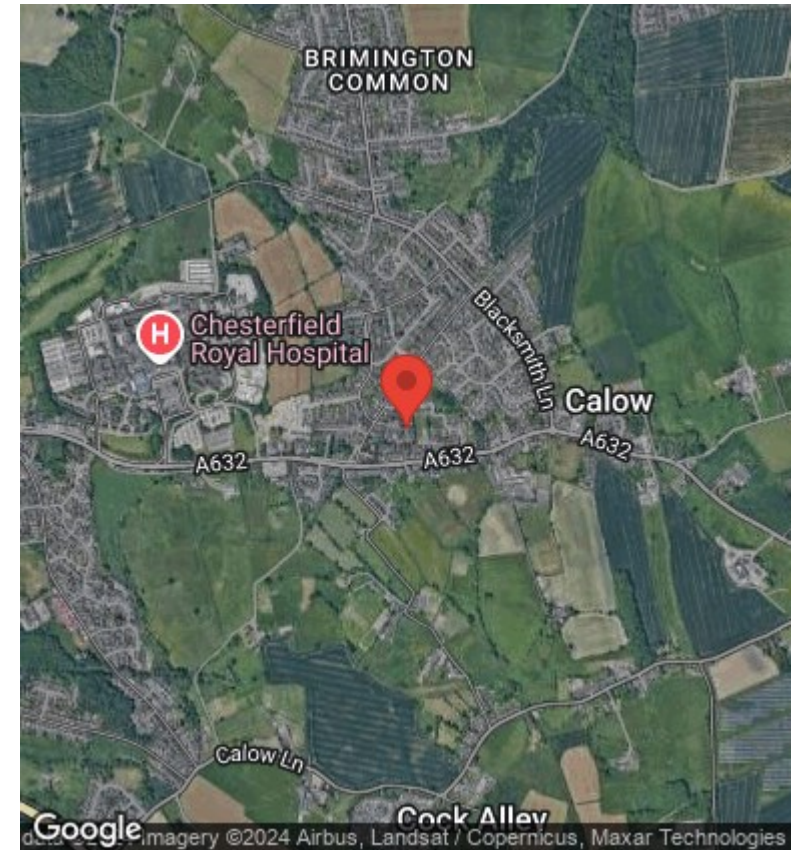
The property tenure is freehold and council tax band C, double glazed windows and gas central heating with a combi boiler.







Total area: approx. 109.4 sq. metres (1178.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

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

## Council Tax Band

C