



## Guide Price £300,000 - £325,000

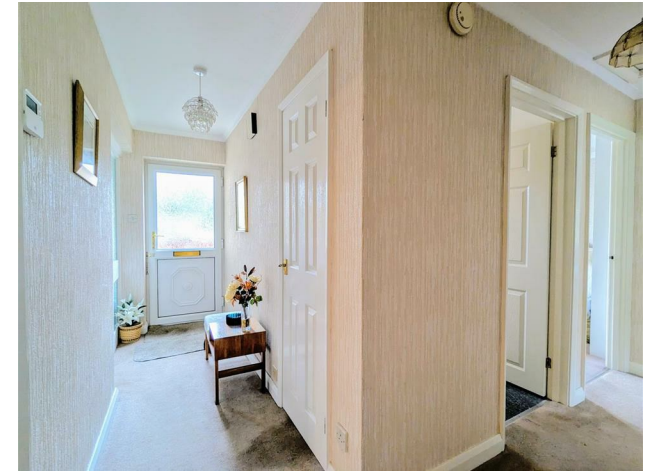
- 3 Bedroom detached property
- Quiet location but with good transport links and local shops
- Level plot
- South facing rear garden and seating area
- Offered for sale with no chain
- Close to Chatsworth road and the peak district
- Modern shower room with walk-in shower
- Off street parking and Garage with electric door
- Kitchen diner and separate lounge
- New combi boiler fitted 2024

# 9 Gerard Close, Chesterfield S40 3DQ

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Council Tax Band: C





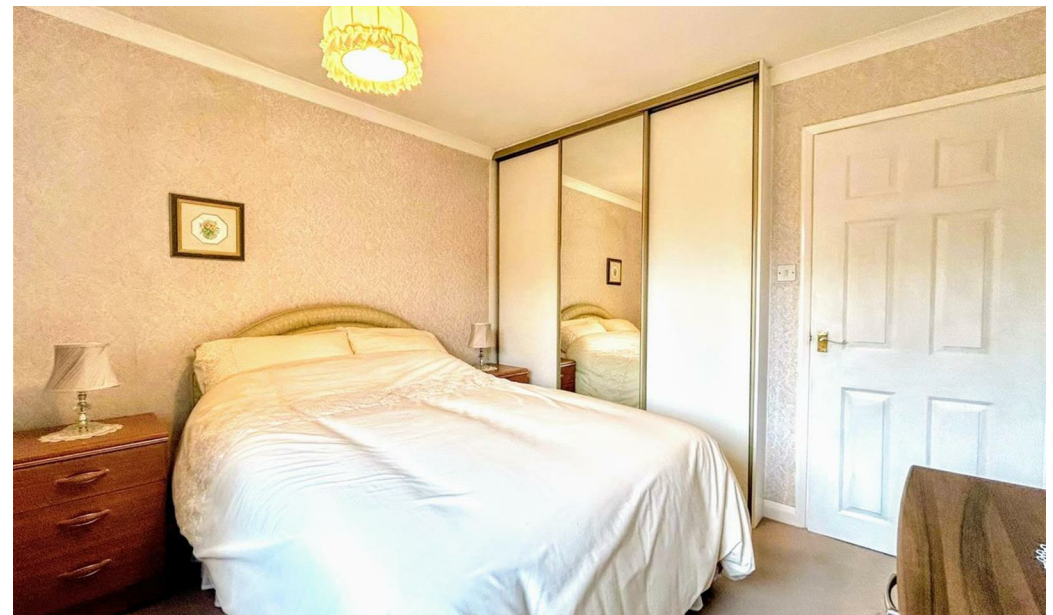
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3 Bedroom detached bungalow located in the popular location of Walton, Chesterfield. The property is situated in a quiet cul-de-sac off Moorland View Road, which has good bus links and is close to local shops, including a post office and cafe. Slightly further afield is Chatsworth Road, Morrisons supermarket and Chesterfield town centre. The property is also well located for the beautiful Peak District.

Externally the property is set on a level plot making access easy. There is plenty of space for off-street parking and a garage complete with electric roller door. To the rear is an enclosed south facing rear garden with lawn and seating areas. Entering the property, the generous lounge is to the front right and benefits from a feature fireplace. To the rear overlooking the garden is the kitchen diner, with built-in cabinets, worktops, oven and hob, with space for a washing machine and fridge freezer.

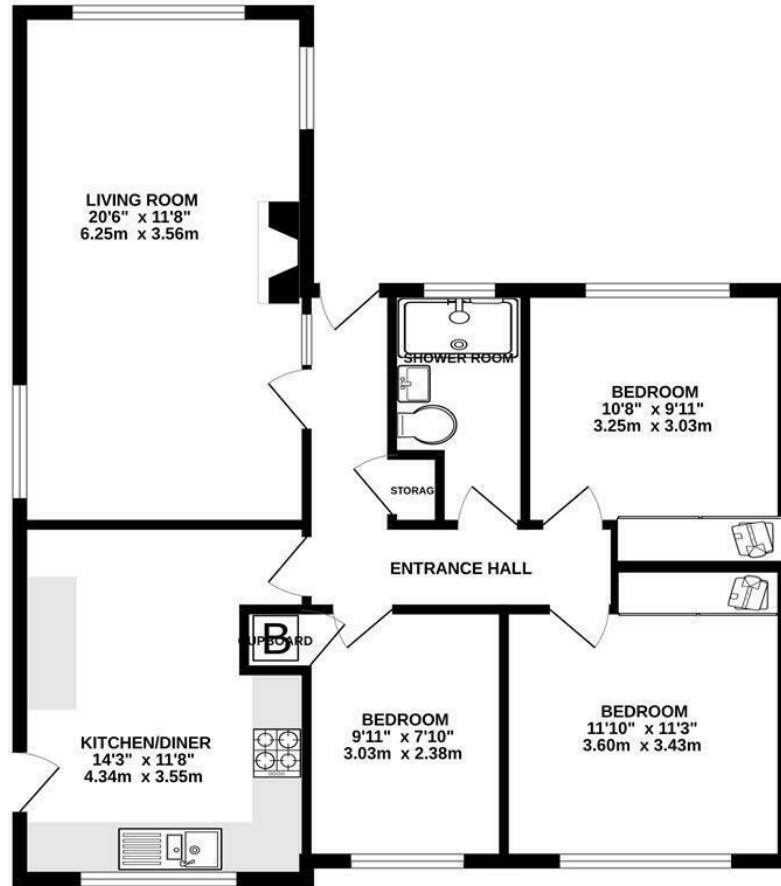
The modern shower room has tiles, a white suite and a walk-in shower. The 1st of the 3 bedrooms is a double and has built in sliding wardrobes and views out over the garden. The second double bedroom is located to the front and also benefits from built in storage. The third bedroom has views out over the garden.

The property benefits from gas central heating with a recently upgraded (Approx June 2024) combi boiler, double glazed windows, new garage roof fitted 2023 and is in council tax band C. The tenure is freehold.





GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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