



## Offers In The Region Of £410,000

- 4 double bedrooms
- Popular location close to Chesterfield town centre and good links to the M1
- Great entertaining area in the rear garden with covered seating area, patio, lawn area and bar
- Garage with store area and converted office/playroom space
- Fabulous kitchen diner
- Utility room and downstairs Wc
- Master bedroom with ensuite shower room
- Chain free
- Beautifully presented throughout
- Over 1500sqft of internal accommodation

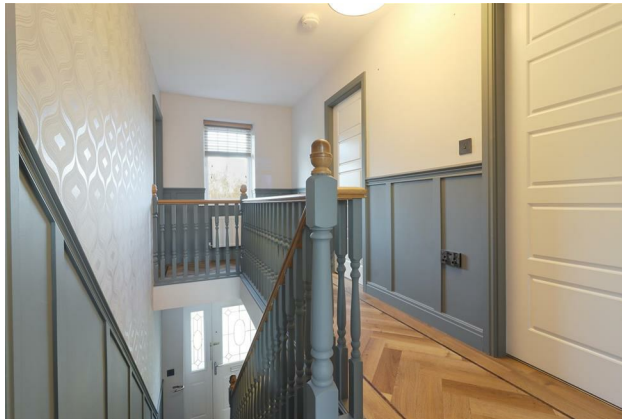
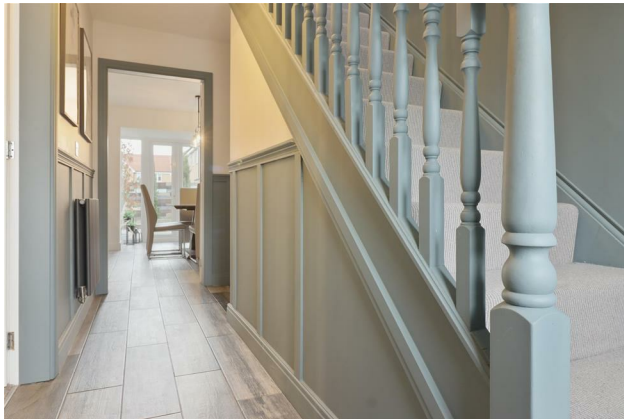


# Canalside Crescent, Chesterfield S41 0UQ

 4  3  1  B

Council Tax Band: D







Located in a desirable new development - Canalside Crescent, Chesterfield, this stunning detached house offers a perfect blend of modern living and elegant design. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The beautifully presented interiors are complemented by 2 well-appointed bathrooms and Wc, ensuring comfort and convenience for all residents.

Parking is available for multiple vehicles and access is granted to the garage. To the rear of the property there is a landscaped garden which boasts a stylish bar, Indian pavers, and a covered seating area, making it an ideal spot for summer gatherings or relaxing evenings. The artificial grass ensures low maintenance, allowing you to enjoy the outdoor space without the hassle of upkeep.

Inside you are greeted by a welcoming reception room to the left with glass doors, an ideal snug. The kitchen diner, with doors out to the garden is perfect for entertaining guests or enjoying family meals. The kitchen benefits from integrated appliances including oven, hob, extractor, fridge, freezer and wine cooler. The utility room has space for a washing machine and dryer. The downstairs WC is off the utility. There is an office room that has been converted to the rear of the garage, that could also be used a gym or playroom.

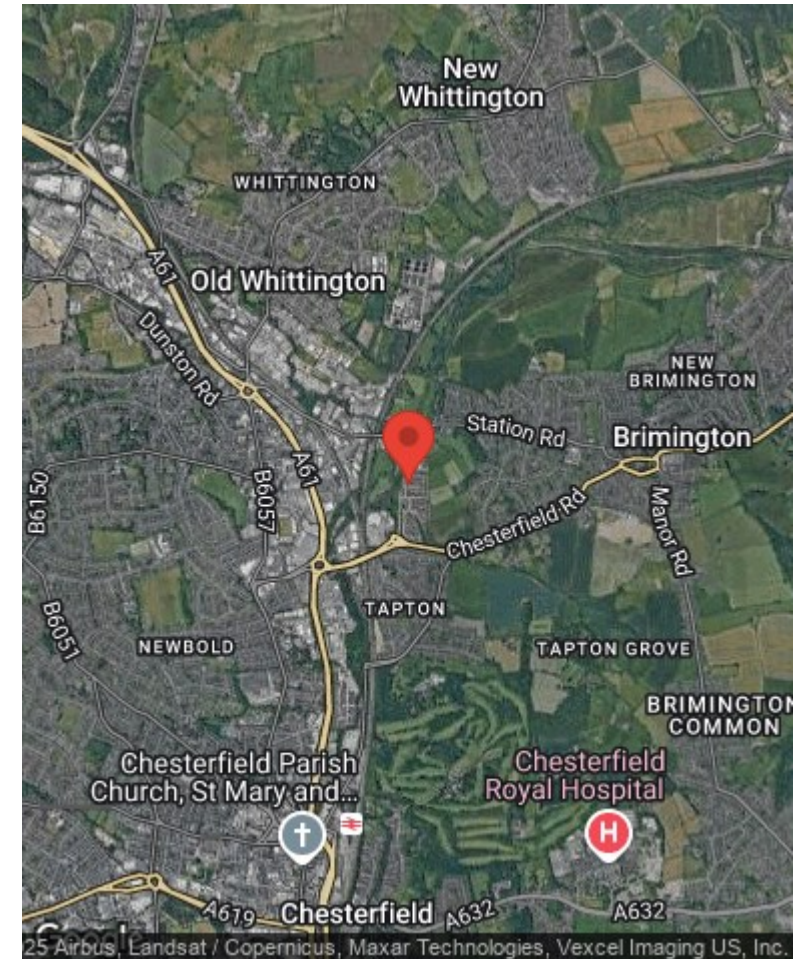
On the 1st floor there are two good sized double bedrooms to the front of the property, a family bathroom with a white 3 piece suite and separate shower. The master bedroom benefits from an ensuite shower room, dressing area and built in wardrobes. A further good sized double bedroom sits across the landing with views over the garden. The property is beautifully presented throughout and is still under NHBC builder warrantee. With good sized rooms, a landscaped garden and storage this property is a perfect family home and viewing is highly recommended.

The property tenure is freehold, has GCH and double glazed windows and is in Council tax D.









## Viewings

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