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5 Leyburn Close, Chesterfield, S40 4DW

Guide Price £350,000



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# 5 Leyburn Close

Chesterfield, S40 4DW

- Spacious detached bungalow
- Large living and dining room
- Single Garage
- Three double bedrooms
- Well-presented accommodation throughout
- No upward chain

\*\*\*GUIDE PRICE £350,000 to £375,000\*\*\*

A spacious and well presented detached bungalow situated on a quiet cul-de-sac, close to the town centre and a wide variety of amenities, available with no upward chain.



## 5 Leyburn Close

The spacious detached bungalow provides well-presented and flexible accommodation throughout, being situated towards the head of a quiet cul-de-sac in a highly desirable suburb of Chesterfield, close to an array of amenities within the town centre with excellent transport links and within close proximity to Holme Brook Valley Park, Linacre Reservoir and on the fringe of the National Peak Park.

Available with no upward chain, a viewing is essential to appreciate the accommodation on offer.

### The Accommodation

A uPVC entrance door opens into a spacious and welcoming entrance hallway, which continues to the rear of the property. Off the front hallway is a very large living room diner with feature fireplace and a bay window, the well proportioned third bedroom and a cloakroom WC.

Down three steps is the rear hallway, off which is the well fitted and modern kitchen, comprising of a good range of wall and base units and beyond which is a conservatory opening to the delightful rear garden. There are two double bedrooms, one of which has been utilised as a dining room during current ownership, and the other has been used as the main bedroom benefitting from a good range of built in furniture. Adjacent to the first bedroom is the well-proportioned bathroom with a white suite comprising of a bath, low flush WC, wash basin and a separate walk-in shower.

The layout offers an excellent degree of flexibility and could be reconfigured as required.







### Outside

To the frontage is a large block paved driveway providing ample off road parking, with the block paving continuing behind a walled front garden area providing an attractive and low maintenance frontage.

To the rear of the property is a well-proportioned and beautifully presented rear garden, with established hedges and borders providing a good degree of privacy. The gardens are attractively appointed with a range of established planting, and a pleasant patio area immediately to the rear of the property providing a delightful area to sit out and enjoy.

### Key Facts

Tenure - Freehold

Gas Central Heating - Worcester Bosch Greenstar High Flow 440CDi

uPVC double glazing

Council Tax Band - E

Local Council - Chesterfield Borough Council

EPC - Band D



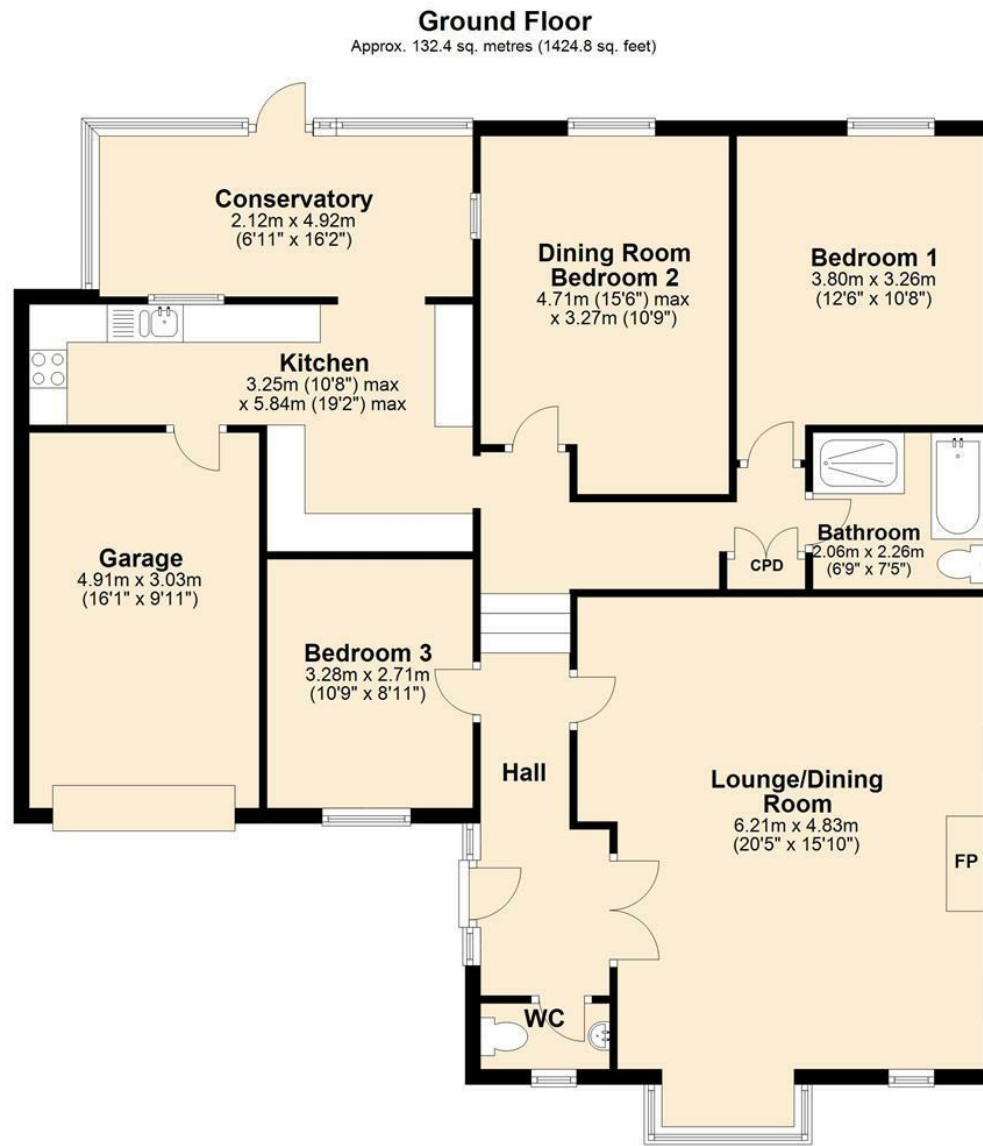




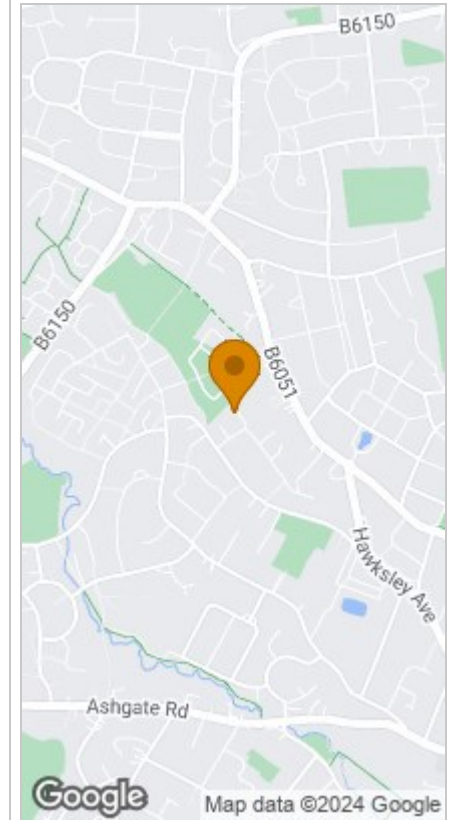


## Floor Plans

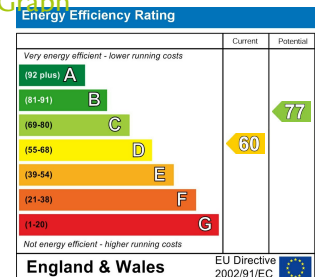
## Location Map



FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Plan produced using PlanUp.



## Energy Performance Graph



## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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