



£380,000 Freehold

33 OXCROFT LANE | OXCROFT | CHESTERFIELD | S44 6AU

BuckleyBrown
ESTATE AGENTS

SUPERB GARDENS & INCREDIBLE VIEWS!..

This is what you will first notice when you arrive at this delightful four-bedroom semi-detached property, situated in the sought after area of Oxcroft, Chesterfield. This modern home boasts an impressive living space, perfect for any growing family. Let's take a look inside...

The open-plan kitchen/dining room creates a large, inviting space that flows effortlessly, offering plenty of room for cooking, dining, and socialising. This space is perfect for family gatherings and entertaining guests. The living room provides a cosy yet spacious area to unwind, featuring double doors that open directly onto the rear garden. These doors seamlessly connect the indoors with the outdoor space, bringing in natural light and offering a perfect blend of both spaces. A shower room on the ground floor adds convenience and practicality, ideal for busy family life or guests.

Upstairs, you'll find four spacious bedrooms, each offering ample room for relaxation. The family bathroom offers a comfortable and functional space, perfectly complementing the spacious bedrooms.

The outdoor space is just as impressive, with a large, private garden that offers plenty of room for both relaxation and outdoor activities. At the rear, an insulated summer house with electrics provides a versatile space, perfect for a home office, hobby room, or peaceful retreat. The triple garage/workshop and gated driveway offer secure parking and ample storage space, ideal for those with hobbies or extra vehicles. Surrounding mature trees and a large laid lawn provide both privacy and beauty, creating a serene and private environment for outdoor living.

Call today to arrange a viewing!!





Kitchen/Dining room 10'6" x 23'6"
The kitchen/dining room offers ample space, creating a bright and inviting area for both cooking and dining. The kitchen is beautifully fitted with white matching cabinetry, complemented by stylish wooden worktops that add warmth and character to the space. An inset Belfast sink with a drainer adds a classic touch, while the tiled flooring throughout provides a practical and easy-to-maintain finish. Large windows on both side elevations allow natural light to flood the room.

Living Room 10'4" x 17'11"
The living room is a cosy and inviting space, featuring beautifully laid wooden flooring that adds warmth and character to the room. A charming feature fireplace serves as the focal point, creating a

welcoming atmosphere. The large window to the front allows natural light to fill the space, while double doors at the rear provide seamless access to the garden, offering a perfect flow between indoor and outdoor living. This room is ideal for relaxation and entertaining.

Shower Room 5'11" x 7'7"
Complete with a modern three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the side elevation.

Landing
With surrounding doors providing access into;

Bedroom One 10'11" x 14'0"
Complete with carpeted flooring, central heating radiator, windows to rear and side elevation and velux windows.



Bedroom Two 8'1" x 11'4"
Complete with carpeted flooring, central heating radiator and a windows to the side elevation.

Bedroom Three 10'4" x 8'2"
Complete with carpeted flooring, central heating radiator and a windows to the front elevation.

Bedroom Four 10'4" x 8'2"
Complete with carpeted flooring, central heating radiator and a windows to the rear elevation.

Bathroom 7'4" x 7'3"
Complete with a modern three piece suite including a bath, low flush WC and hand wash basin. With a window to the side elevation.

Outside
The outside of the property offers a fantastic array of features for both leisure and practicality. At the rear, you'll find a spacious, insulated summer house equipped with electrics, providing the perfect space for relaxation, a home office, or a hobby room. The property also includes a triple garage/workshop with plenty of room for storage, vehicles, or projects, all accessed via a driveway with a gated entrance for added privacy and security. The garden boasts a large, well-maintained laid lawn, bordered by mature trees, creating a peaceful and private outdoor space that's perfect for family activities or enjoying the natural surroundings.

Garage
Accessible from the front elevation.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		86
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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