



**Pattison Street, Shuttlewood Chesterfield S44 6QZ**

**welcome to**

**Pattison Street, Shuttlewood Chesterfield**

This Lovely development of Eight, Three Storey, Three Bedroom Semi Detached homes, is now complete and ready to Purchase. Each offering over 1200 Sq Ft of accommodation. Finished with Neff Kitchen appliances and full Flooring. Offered with Tenants in Situ with a rental return of £1000pcm



## Entrance Hall

A composite door to the front elevation of the home opens into this entrance hallway. Laid with a complementary light wood effect laminate to the floor and fitted with a central heating radiator. Access is given to the lounge, kitchen and cloakroom. Whilst a built in cupboard offers a great space for storage and the stairs of the home rise and turn to the first floor landing.

## Kitchen

12' 11" x 7' 4" ( 3.94m x 2.24m )

Found to the front of the home and fitted with a range of wall, base and drawer units finished with complementary wood work surfaces with uplifts and a sunken composite 1 & 1/2 bowl sink and drainer with mixer tap. The kitchen is fitted with a range of Neff appliances to include a built in electric oven with a five ring gas hob over and feature Neff extractor above. Whilst a Neff integrated dish washer can also be found. Space is further offered for a free standing fridge freezer and space and plumbing for an automatic washing machine. The kitchen is further complemented by a low level front facing PVCu double glazed window that allows natural light within. A gas central heating radiator and spot lighting to the ceiling complete the kitchen. Whilst the light wood effect laminate floor continues from the hallway.

## Cloakroom

A great addition to any home and found off the entrance hallway. Fitted with a low flush w.c with concealed cistern and a vanity hand wash basin with storage below and splash back tile over. Wood effect laminate again continues from the hallway, and a side facing PVCu double glazed window and a central heating radiator complete the room.

## Lounge

14' 6" Max x 16' 3" + French Door Recess ( 4.42m Max x 4.95m + French Door Recess )

This well appointed lounge sits to the rear of the home. Laid with newly fitted carpet the room offers a gas central heating radiator and a built in cupboard proving storage. To the rear of the room PVCu French Doors with complementary side light windows, make this room bright and airy and give access to the enclosed gardens.

## First Floor Landing

Stairs from the entrance hallway rise to this first floor landing, again laid with newly fitted carpet and giving access to bedrooms two, three and the main bathroom. Whilst a further stair case raises to the second floor Master Suite.

## Bedroom Two

14' 6" x 10' 11" Max Into Recess ( 4.42m x 3.33m Max Into Recess )

This front facing bedroom sits to the first floor of the home and offers two PVCu double glazed windows. Again laid with newly fitted carpet the bedroom further features a central heating radiator.

## Bedroom Three

14' 5" x 11' 7" Max Into Recess ( 4.39m x 3.53m Max Into Recess )

This second first floor, good sized bedroom sits to the rear of the home. Offering newly laid carpet. A central heating radiator and a rear facing PVCu double glazed window can also be found.

## Bathroom

The main bathroom of the home, found off the first floor landing serves bedrooms two and three. Fitted with a modern white suite comprising; a panelled bath with glass shower screen and double head mains shower with rainfall, a low flush w.c with concealed cistern and a vanity hand wash basin. Splash back tiling complements both the hand wash basin and the bath. Whilst the bathroom is finished with a side facing PVCu double glazed obscure window, an extractor fan, a chrome heated towel rail, shaver point and a complementary wood effect laminate to the floor.

## Second Floor Landing

Stairs rise from the first floor landing of the home to give access to this second floor Master Bedroom Suite

## Master Bedroom

14' 6" Max x 16' 6" Max into Dormer ( 4.42m Max x 5.03m Max into Dormer )

This lovely Master Bedroom sits to the second floor of the home and offers a front facing PVCu double glazed dormer window. A further double glazed window can also be found to the side elevation. Having again been laid with newly fitted carpet the room further offers a central heating radiator and a built in over stairs cupboard. Whilst access is given to the walk in dressing area.

Please Note This room does have some restricted Head Heights

## Dressing Area

This versatile room, is found off the master bedroom and gives access to the ensuite shower room. Offering the perfect space for a walk in dressing area, baby's nursery or even a study area for the growing teenager. The room is fitted with a rear facing PVCu Velux style window and a central heating radiator. A built in cupboard houses the boiler of the home and access is given to the eaves. Whilst the room provides access to the ensuite shower room.

Please Note This room does have some restricted head heights

## En-Suite Shower Room

This lovely ensuite shower room, serving the Master Bedroom, is fitted with a white suite which comprises; a low flush w.c, a vanity hand wash basin and an enclosed tiled shower cubicle with mains double head shower to include a rainfall attachment. Finished with a complementary splash back tile to the sink and a Chrome heated towel rail. An extractor fan, electric shaver point and a rear facing PVCu double glazed Velux style window complete the room. Whilst a built in cupboard houses the water tank

## Outside & Exterior

This lovely Semi Detached property offers a tarmac driveway to the front offering off street parking for two cars. The driveway is complemented with a paved pathway that leads to a side gate which gives access to the enclosed rear gardens. Whilst a decorative border divides the driveway from next door.

The pathway from the side of the home leads to the enclosed rear gardens. Laid with a paved patio which is accessed from the French door of the home, making this the perfect place for outside seating and entertaining. Beyond the patio a synthetic laid to lawn garden can be found offering ease for maintenance, whilst the gardens are finished with boundary fencing offering privacy.

The pathway from the side of the home leads to the enclosed rear gardens. Laid with paved patio which is accessed from the French door of the home, making this the perfect place for outside seating and entertaining. Beyond the patio a synthetic laid to lawn garden can be found offering ease for maintenance, whilst the garden are finished with boundary fencing offering privacy.



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## Pattison Street, Shuttlewood Chesterfield

- PERFECT INVESTOR OPPORTUNITY, with a rent RETURN OF £1000 pcm
- Beautifully Presented Three Bedroom Three Storey Semi Detached
- Lovely modern Kitchen with NEFF Appliances to include, Oven, Five ring Gas Hob, Feature Extractor and Integrated Dishwasher. Fully Flooring Throughout
- Entrance Hallway, Cloakroom and Lounge with French Doors Opening to Enclosed Gardens
- Two Good Sized First Floor Bedrooms and Bathroom
- Second Floor Master Suite, with Walk in Dressing Area and Ensuite Shower Room
- Driveway and Enclosed Rear Gardens with Patio and Synthetic Lawn for Ease

Tenure: Freehold EPC Rating: B

# £249,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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