



**Troughbrook Road, Hollingwood Chesterfield S43 2JN**

**welcome to**

**Troughbrook Road, Hollingwood Chesterfield**

Spacious EXTENDED TWO BEDROOM home with TWO Reception / occasional bedrooms with carpeted lounge, modern gloss kitchen, and bedrooms with gas central heating. Includes a stylish bathroom, large front lawn with path, and a wide rear garden featuring a patio and secure fencing.



### Lounge

13' 7" x 10' 10" (4.14m x 3.30m)

The lounge has carpet flooring. A large front window looks out onto the garden, letting in lots of natural light.

### Kitchen Diner

17' 2" Max x 7' 11" (5.23m Max x 2.41m)

The kitchen diner has a sleek modern look, featuring matching gloss cabinets and built-in appliances for a clean finish. A rear-facing window offers a pleasant view of the garden, while the inset sink with drainer sits neatly beneath it, combining style with practicality.

### Reception / Bedroom Four

8' 2" x 12' 1" (2.49m x 3.68m)

The downstairs reception / occasional bedroom is organised with hardwood flooring and benefits from gas central heating. Patio doors at the rear open out to the garden, allowing natural light to fill the space. The room does also feature a shower room with electric shower, w/c and sink.

### Reception / Bedroom Three

8' 4" x 12' 11" (2.54m x 3.94m)

The downstairs reception / occasional bedroom features carpet flooring and gas central heating for year-round comfort. A front facing window brings in light. There is also a store cupboard for additional storage.

### Porch

A useful porch area with a double door leading to the rear of the property.

### Stairs And Landing

Following from the entrance hall, there are stairs to the first-floor landing.

### Bedroom One

10' 2" x 12' 7" (3.10m x 3.84m)

This upstairs bedroom features carpet flooring and is warmed by gas central heating. A window allows natural light to brighten the space, creating a pleasant and comfortable atmosphere. The bedroom does also have a store cupboard for additional storage needs.

### Bedroom Two

10' 11" Into Recess x 8' 10" (3.33m Into Recess x 2.69m)

The upstairs bedroom has carpeted flooring and gas central heating for comfort. A window brings in natural light, making the space feel bright and welcoming.

### Bathroom

This modern bathroom features a sleek three-piece suite, including a bathtub, low flush toilet, and a stylish sink unit. A frosted window adds privacy while still allowing natural light to filter in, creating a bright yet discreet space

### Outside Exterior

The property boasts a spacious lawned front garden with a pathway, offering a welcoming entrance. At the rear, a large and wide garden includes a paved patio area—ideal for outdoor seating.



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**welcome to**

## **Troughbrook Road, Hollingwood Chesterfield**

- Council Tax Band A.
- EFFECTIVELY EXTENDED TWO BEDROOM HOME WITH TWO RECEPTIONS/ OCCASIONAL BEDROOMS.
- Lounge with Front Garden Facing View.
- Modern Kitchen Area with Integrated Appliances.
- Modern Three-Piece Bathroom.

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £170,000



Please note the marker reflects the  
postcode not the actual property

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**william h brown**



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**