



## 27 Hornbeam Lane, Wingerworth, Chesterfield, Derbyshire, S42 6F7

Offers In The Region Of £199,950

- Modern Townhouse
- Superbly Presented Throughout
- uPVC Double Glazing
- Convenient Location
- Close to Open Countryside and Lovely Walks
- Two Bedrooms
- Ideal for FTB or Young Professional
- Gas Central Heating
- Close to Major Road Networks
- Low Maintenance and Easily Managed Home



# 27 Hornbeam Lane, Chesterfield S42 6FZ

Andersons are delighted to offer to the market this superb Two Bedroom Town House. Offering spacious and modern living throughout and benefiting from Gas Central Heating, uPVC Double Glazing and having well-appointed kitchen, bathroom, and cloakroom. The property has a lovely, homely feel to it and would be ideally suited to young professionals and first time buyers alike.

The property is conveniently situated in this popular residential area within easy access to local shopping and Entertainment areas, major supermarkets and a couple of public houses. It is ideally located for commuting with excellent transport links into the Chesterfield town centre and easy access to major road networks such as the A61 and M1. The property is also situated in the vicinity of local parkland, recreational areas and a golf course.

The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Diner and Cloakroom W/C. First Floor landing, Two Bedrooms and a Family Bathroom. Outside sees well-presented gardens and private drive way.



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having composite entrance door, a central heating radiator and staircase which leads to the first floor accommodation.

#### LIVING ROOM

A well presented, light and bright living area which benefits from a central heating radiator and a uPVC picture window allowing the light to flow through this entire space.

#### DINING KITCHEN

A lovely Kitchen Diner which is fitted with a comprehensive range of white high gloss units above and below woodblock effect roll top work surfaces, which incorporates a one and half bowl stainless steel sink and mixer taps. Incorporated within the units is an integrated fridge/freezer, washing machine and dishwasher, an electric oven with a 4 ring gas hob and extractor fan over. Having uPVC french doors and a uPVC double glazed window, a central heating radiator, recessed ceiling lights and a useful under stair storage.

#### Cloakroom W/C

Fitted with a low flush w/c and wash hand basin. There are also tiled splashbacks, recessed ceiling spotlights and a central heating radiator.

### FIRST FLOOR

#### LANDING

Having a spindle balustrade, and access to the loft storage space.

#### BEDROOM ONE

This well proportioned double bedroom benefits from a rear facing uPVC double glazed window and a central heating radiator.

#### BEDROOM TWO

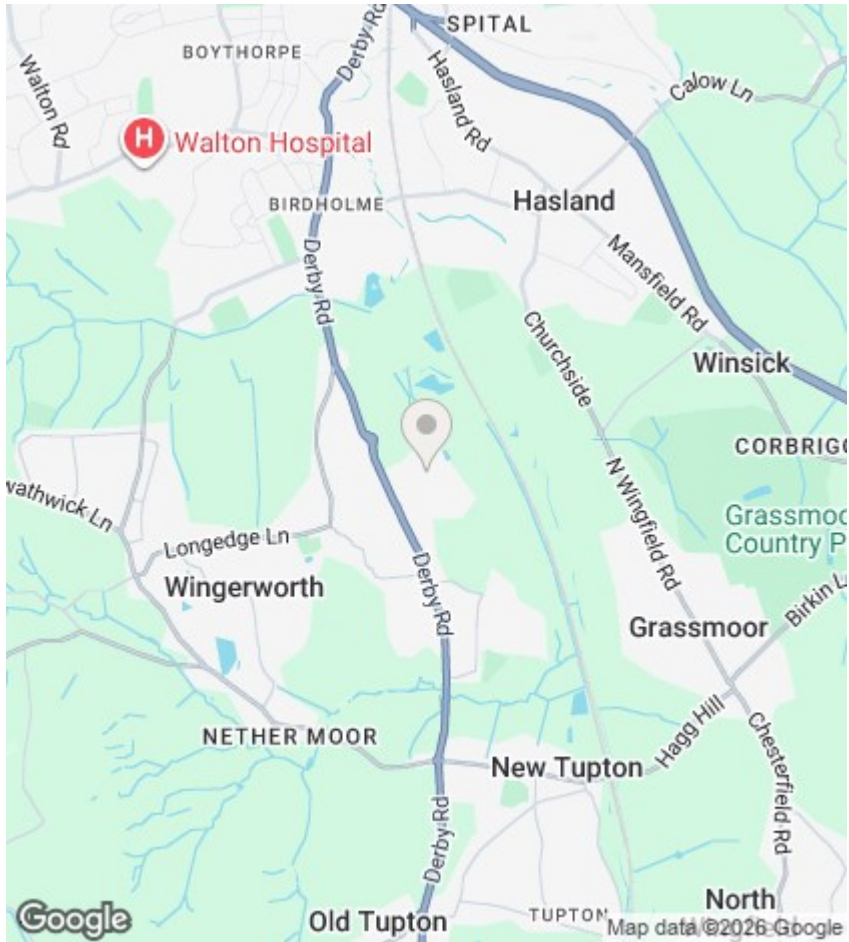
Another good sized double bedroom with two front facing uPVC double glazed windows and a central heating radiator. This bedroom also benefits from a useful over the stairs storage cupboard which houses the vatican eco- tech combi boiler.

### BATHROOM

Being fitted with a three-piece white suite comprising of a panel bath with electric shower over, wash hand basin and low flush w/c. There are also tiled splash-backs, an extractor fan, spotlights to the ceiling and a ladder style central heating radiator.

### OUTSIDE

To the front of the property sees an area of car hard standing. To the rear is an enclosed low maintenance lawned garden



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

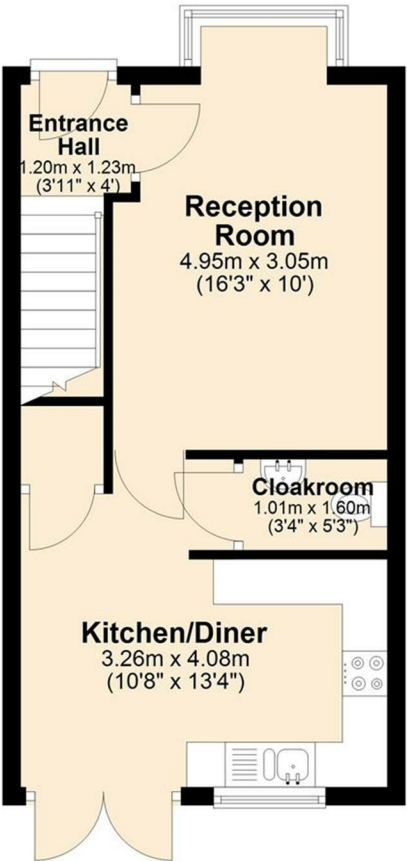
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)

