







## 50 Whitecotes Lane

Chesterfield • Derbyshire • S40 3HL

£350,000

Set on an exceptionally generous plot, this well-presented three-bedroom semi-detached home offers outstanding potential and versatile living space—perfect for couples, professionals, and growing families. With off-road parking for multiple vehicles, a detached workshop/garage, and scope for future extension (subject to planning permission), the property combines practicality with long-term appeal. Offered with no onward chain, it's ready for immediate occupation. On arrival, a welcoming entrance leads into a spacious hallway. To the left, the front-facing living room provides a bright and comfortable space for everyday relaxation. Further down the hall, the heart of the home unfolds into a stylish kitchen breakfast room, fitted with shaker-style cabinetry, a mix of integrated and freestanding appliances, and a breakfast bar for casual dining. A wood-burning stove adds warmth and character, while the rear dining area—complete with bifolding doors to the garden—offers flexibility to be used as a formal dining space or a second lounge/snug. Just off the kitchen, a practical utility room includes storage cupboards, plumbing for laundry appliances, and houses the boiler. A rear door provides direct access to the garden, and a ground-floor WC adds further convenience. Upstairs, the property features two generous double bedrooms and a well-sized single bedroom—ideal as a nursery, home office, or guest room. The principal bedroom enjoys views over the rear garden, while bedroom two faces the front. A modern three-piece bathroom completes the first floor, featuring a shower over bath, WC, and wash basin. Externally, the rear garden is a standout feature—extremely spacious and thoughtfully zoned with lawned and patio areas, offering plenty of room for outdoor entertaining, play, or relaxation. At the far end of the plot sits a large detached workshop/garage, which could be converted into an annexe or studio space (subject to planning), or retained for storage and hobby use. This is a home that offers space, flexibility, and future potential—all in a well-connected location with easy access to local amenities and transport links.





- Three Bedroom Semi-Detached
- Large Plot & Rear Garden
- Off Road Parking For Multiple Vehicles
- Detached Garage / Workshop
- Two Double Bedrooms

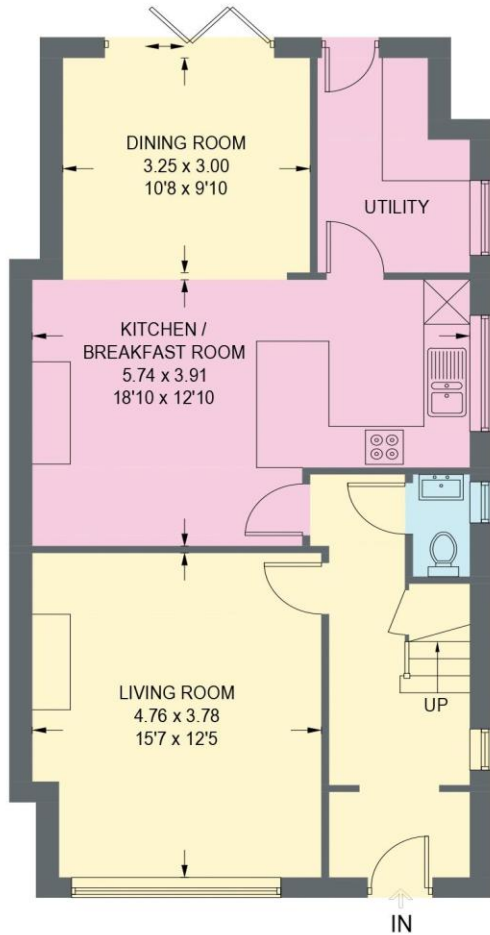
- Kitchen/ Breakfast Area
- No Onward Chain
- Close To Amenities & Good Transport Links
- Utility Room & Downstairs WC
- EPC Rating: TBC / Council Tax Band C



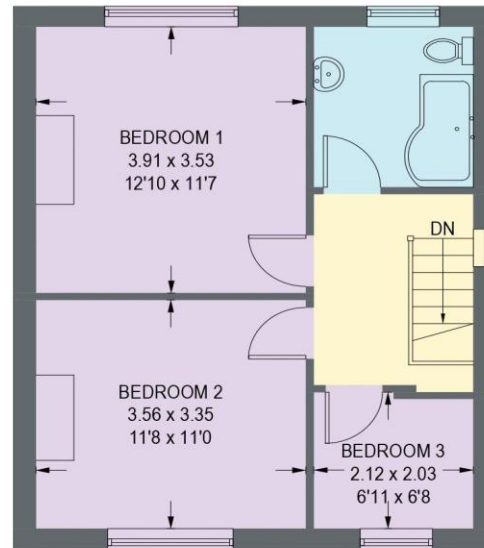


# 50 WHITECOTES LANE

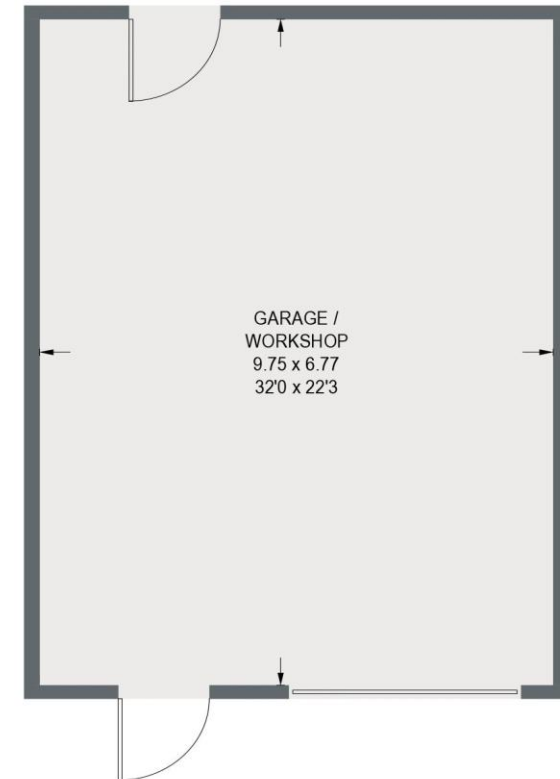
APPROXIMATE GROSS INTERNAL AREA = 175.0 SQ M / 1883.1 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
132.8 SQ M / 1429.1 SQ FT



**FIRST FLOOR**  
42.2 SQ M / 454.1 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1227786)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

