







13 Dark Lane

Calow • Chesterfield • S44 5AD

£175,000

A beautifully presented two-bedroom end-terraced home, ideal for couples, professionals or starter families. Situated in the popular area of Calow, the property enjoys a quiet position at the end of the street and benefits from stunning open field views to the front. Conveniently located close to Chesterfield Town Centre, Chesterfield Royal Hospital and excellent transport links, this home offers a perfect balance of tranquillity and accessibility. Upon entering, you are welcomed into a hallway with a useful storage cupboard, leading into the bright and spacious living room. An archway opens into the dining room, which provides a natural flow between the spaces and includes access to the staircase. At the rear of the home, the fitted kitchen offers a combination of integrated and freestanding appliances, along with a door leading directly out to the rear garden. Upstairs, there are two well-proportioned double bedrooms. Bedroom one is positioned at the rear and includes built-in storage, while bedroom two sits at the front of the property and enjoys beautiful open field views. The first floor also features a fully tiled bathroom comprising a three-piece suite—bath, sink and toilet—complete with an overhead shower. Externally, the home boasts a private rear garden with an outbuilding suitable for storage or use as a workshop. Parking is available to the side of the property, adding to the convenience this home has to offer.





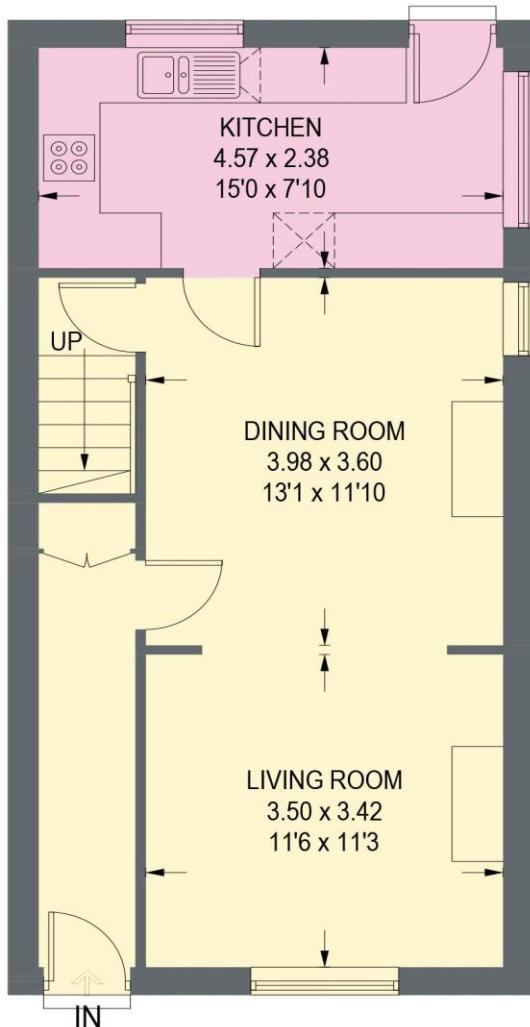
- Two Bedroom End Terraced House
- Well Presented Throughout
- Close to Local Amenities & Royal Hospital
- Open Field Views to the Front
- Fitted Kitchen
- Living Room Opening into Dining Room
- Two Double Bedrooms
- Private Rear Garden with Outbuilding
- Parking to Side of Property
- Council Tax Band A



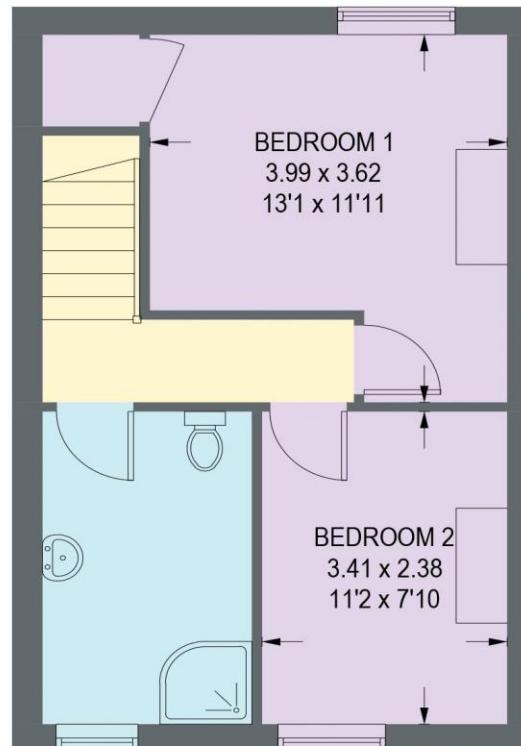


13 DARK LANE

APPROXIMATE GROSS INTERNAL AREA = 80.5 SQ M / 866.1 SQ FT



GROUND FLOOR
46.0 SQ M / 495.2 SQ FT



FIRST FLOOR
34.5 SQ M / 370.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1267487)

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.



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