



Offers Over £320,000 Freehold

3 CRAGSIDE CLOSE | CHESTERFIELD | S41 0FH

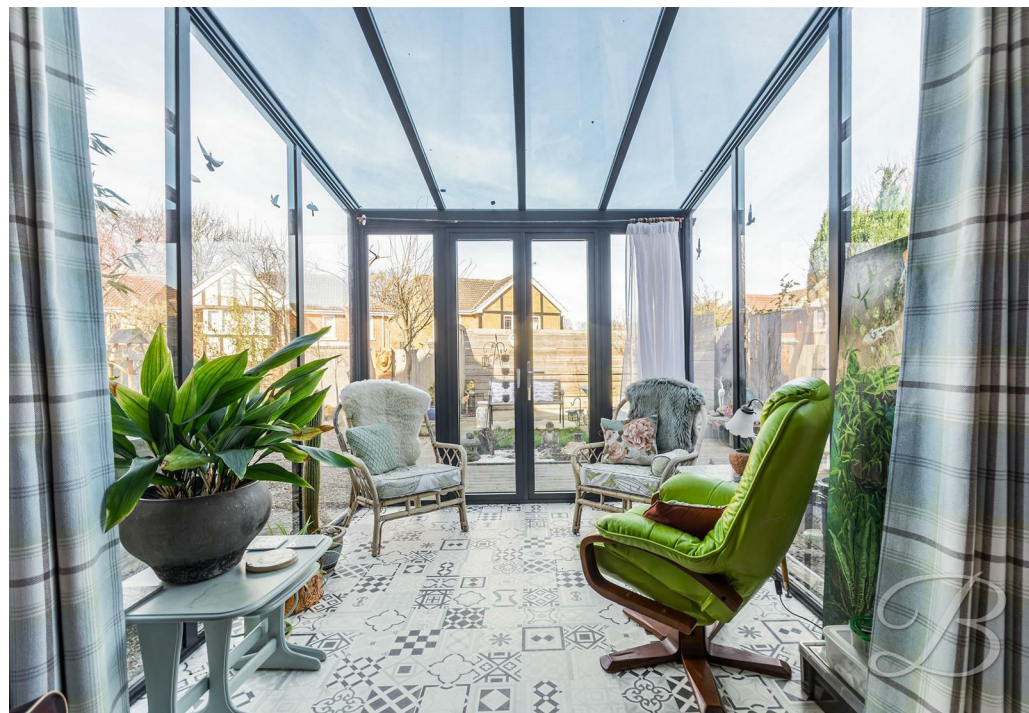
BuckleyBrown
ESTATE AGENTS

HERE IT IS!...There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully on a quiet cul-de-sac in the convenient area of Chesterfield! This residence is located within walking distance to local shops, the railway station and other amenities are only a short journey away and boasts a wonderful view of the crooked spire tower.

The ground floor accommodation firstly boasts a spacious office, this is the perfect area for working from home and has so much character. Next you be met by living room, you will find there is plenty of space to add your homely furnishings and a beautiful feature fireplace. The conservatory backs off from here and acts as the perfect extra sitting space. Through to the kitchen which offers a range of cabinetry and units with work surfaces over. There is also space here for appliances and an open-plan dining room which makes a great entertaining space when inviting guests over. Finishing the ground floor there is a handy utility and convenient WC as well as a dining room with its own box window allowing a flood of light in.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four bedrooms, the first three all with built-in wardrobes, and all of which have been kept to a good standard and offer space and flexibility to add your own stamp. The Master bedroom also has access to its very own shower room adding a sense of luxury. The family bathroom is just off the landing and is fitted with a four-piece suite. This is the ideal place to relax and un wind.

The outside space complements the property and presents an ample and private rear garden with a gravelled area and a decking patio. This is a great space for hosting in the summer. There is also a private driveway to the front of the property, providing spaces for parking.. Call today to arrange a viewing!





Hall

Carpeted flooring with access to the ground floor rooms.

Office 16'2" x 8'3"

Spacious room that is currently being used as a home office. Carpeted flooring, versatile, central heating radiator and a window to the front elevation.

Living Room 23'5" x 11'6"

Carpeted living room with feature fireplace, central heating radiator, and a conservatory off the back of this. Installed aircon.

Conservatory 13'7" x 11'6"

Light and airy space with feature tiled flooring, full length windows and doors, perfect as an extra sitting room.

Kitchen 12'5" x 11'10"

Tiled kitchen with matching cabinets and ample worktop space, integrated appliances and space for more, an inset sink, space for a small dining table and chairs and a window to the rear elevation.

Utility

Convenient utility room with inset sink and worktops with storage cupboards.

WC

Low flush WC with hand wash basin.

Dining Room 10'9" x 8'7"

Carpeted dining room with central heating radiator, ample room for your desired dining furniture and a box window to the front elevation.

Landing

Carpeted landing with access into all first floor rooms.

Bedroom One 12'6" x 11'4"

Carpeted master bedroom with built in wardrobes, access to its own three piece shower room, central heating radiator and a window to the front elevation. Installed aircon.

Shower room 8'6" x 6'6"

Three piece shower room with fitted shower, low flush WC and hand wash basin.

Bedroom Two 11'8" x 9'7"

Carpeted bedroom with built in wardrobes, central heating radiator and a window to the rear elevation.

Bedroom Three 12'2" x 8'3"

Carpeted bedroom with built in wardrobes, central heating radiator and a window to the rear elevation.

Bedroom Four 9'4" x 8'11"

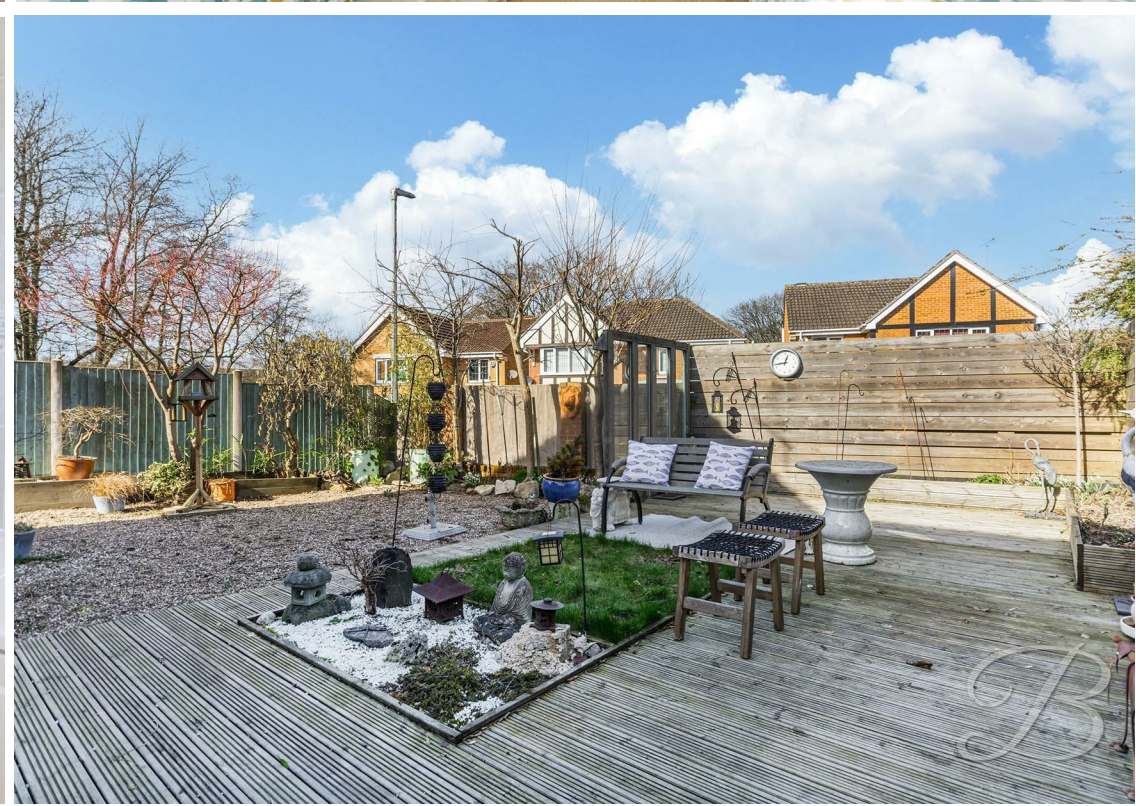
Carpeted bedroom with central heating radiator and a window to the front elevation.

Bathroom 7'9" x 5'5"

Four piece suite with bath, shower, hand wash basin and low flush WC.

Outside

Spacious driveway with room for multiple cars. Top the rear elevation you will find a gravelled area with a decking perfect for summer time.

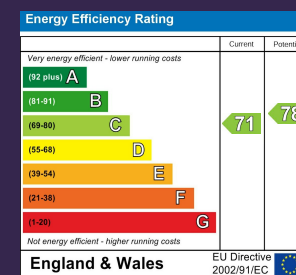




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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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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