



Guide Price £350,000 Freehold

32 OXCROFT LANE | OXCROFT | CHESTERFIELD | S44 6AU

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £350,000-£375,000

WELCOME HOME!...Have you been searching for the perfect home to call your own? The search ends here with this stunning three-bedroom semi-detached property, nestled beautifully in a rural location boasting delightful countryside views. Not to mention a spacious and well-kept interior, we are confident you will love this property as much as we do!

Upon entry you'll immediately be greeted by the entrance porch, from here there is a fantastic lounge with a great sense of space, filled with that important warm and homely feel. This space offers a great amount of room for your furnishings and will certainly become a great spot for entertaining. Just next door, presents an additional reception room with the added benefit of sliding doors leading nicely to the rear garden, perfect for easy access to the garden in the summer. The kitchen is equally as superb too, fitted with a range of matching wall and base units providing plentiful storage, together with a work surface allowing ample preparation space for showcasing your cooking skills. Together with an integrated oven and microwave adding a sleek finish. Completing this floor is a handy cupboard with an abundance of space for your cleaning supplies. Together with a well-sized shower room fitted with a contemporary suite in white.

The first floor boasts three lovingly presented bedrooms, all of which offer a great canvas for you to add your own personal style. Let's not forget the useful WC just off from the landing.

Outside reflects this property perfectly with a larger than average plot, presenting a driveway for off-road parking for multiple vehicles and idyllic rear garden offering a vast amount of potential for an extension (subject to planning permission). You'll find the outdoor space is fantastic for sitting back and appreciating the surrounding scenery. Early viewing is absolutely essential!





Lounge 11'3" x 17'11"

With laminate flooring, coving, electric fireplace, central heating radiator, window to the front elevation and sliding doors leading to the rear garden.

Sitting Room 10'5" x 17'11"

With laminate flooring, central heating radiator, window to the side elevation and access to the kitchen.

Kitchen 12'0" x 11'5"

Fitted with a range of matching wall and base units, work surface, stainless steel inset sink and drainer, tiled splash back, integrated oven, microwave, ceramic hob, extractor fan, central heating radiator and a window to the side elevation.

Shower Room 12'0" x 5'9"

Fitted with an enclosed shower, wash hand basin with vanity storage, low flush WC, vertical central heating radiator, full height tiling and electric underfloor heating. Together with an opaque window to the side elevation.

Bedroom One 8'2" x 12'1"

With laminate flooring, central heating radiator and a window to the side elevation.

Bedroom Two 10'4" x 9'4"

With carpet to flooring, central heating radiator and a window to the front elevation.

Bedroom Three 10'4" x 8'2"

With laminate flooring, central heating



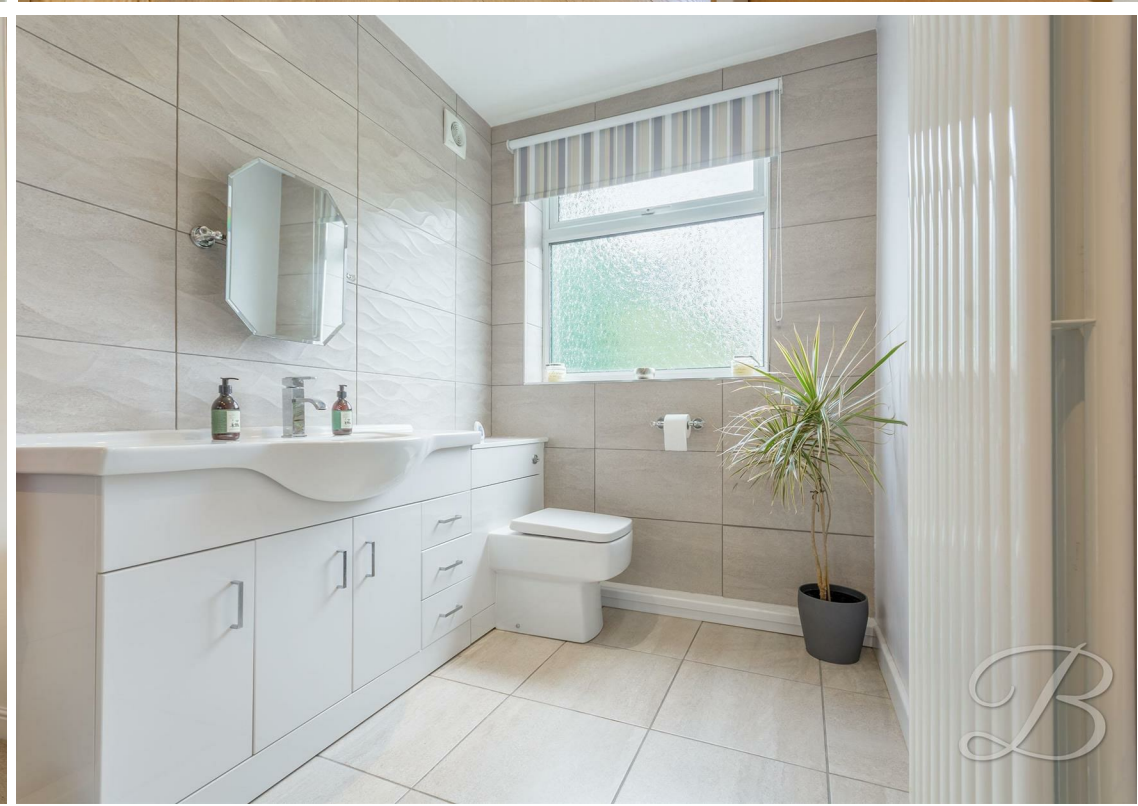
radiator and a window to the rear elevation.

WC

Fitted with a low flush WC and an opaque window to the rear elevation.

Outside

Occupying a spacious plot with a maintained lawn, driveway providing off-street parking for multiple vehicles and garage. Together with a paved seating area to the rear.



Ground Floor
71 sq.m / 767.46 sq.ft
Approx.

First Floor
41 sq.m / 438.13 sq.ft
Approx.



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. Specially 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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