



Guide Price £450,000 Freehold

6 THE HILL | GLAPWELL | CHESTERFIELD | S44 5LY

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\*

### ONE NOT TO MISS...

Nestled in the charming area of Glapwell, this delightful detached house offers a perfect blend of comfort and style. This property is sure to impress with its inviting interior, transport links and gorgeous views. Lets take a look inside...

You will be welcomed by the bright and spacious hallway, which offers access into the large open plan dining room, kitchen and living room, a space that proves perfect for both relaxing and entertaining. From the living room you will find the conservatory, which is great for evenings with friends and family. As well as this, the downstairs offers the flexibility to have a home office space or another bedroom. To complete the downstairs is a handy utility room, along with a family bathroom.

Upstairs you will find three generously sized bedrooms which offer ample opportunity to make your own. The master bedroom has the luxury of its own En Suite, along with fitted wardrobes. The second bedroom also has its own En Suite, making this perfect for families ensuring everyone has their own private space.

Outside, the property has a very well looked after rear garden, with not only a lawned area but also a separate patio and decking area, making it perfect for enjoying those summer evenings. To the front of the property offers a low maintenance area for ample off-street parking and a double garage.

Whether you are looking for a peaceful retreat or a vibrant family home, this property is really one not to be missed.

Don't miss out, call us today to view!





### Entrance Hallway

With further access:

### Dining Room 10'0" x 13'4"

Open plan layout offering ample furniture space and access through to the kitchen and living room. Window to the side elevation.

### Kitchen 7'8" x 17'8"

Complete with a range of matching wall and base units with complimentary work surface, sink with drainer, hob with extractor above. Integrated appliances including fridge/freezer and oven's. Window to the side elevation and stable door leading outside.

### Living Room 13'7" x 19'9"

A bright and homely space with log burner and double doors allowing access into the conservatory.

### Conservatory

This charming conservatory features oak

flooring, electric blinds and a cosy log burner, creating a comfortable space year-round. Surrounded by large windows and double doors which open directly onto the garden.

### Office/Bedroom 7'8" x 9'8"

This versatile room, currently used as an office/bedroom, features soft carpeted flooring and a window to the front elevation, providing natural light.

### Utility

The utility room offers additional cabinetry for storage, along with space and plumbing for a washing machine and dryer. A convenient door to the side elevation provides easy external access.

### Family bathroom 6'9" x 7'8"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the front elevation.



### Landing

Surrounding doors provide access into;

### Bedroom One 10'0" x 22'8"

With carpeted flooring, central heating radiator and windows to the rear elevation. This room benefits from built in wardrobes and its own en-suite facility.

### En-Suite 5'5" x 6'8"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

### Bedroom Two 7'8" x 11'1"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from its own en-suite facility.

### En-Suite 6'3" x 7'8"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

### Bedroom Three 6'9" x 11'0"

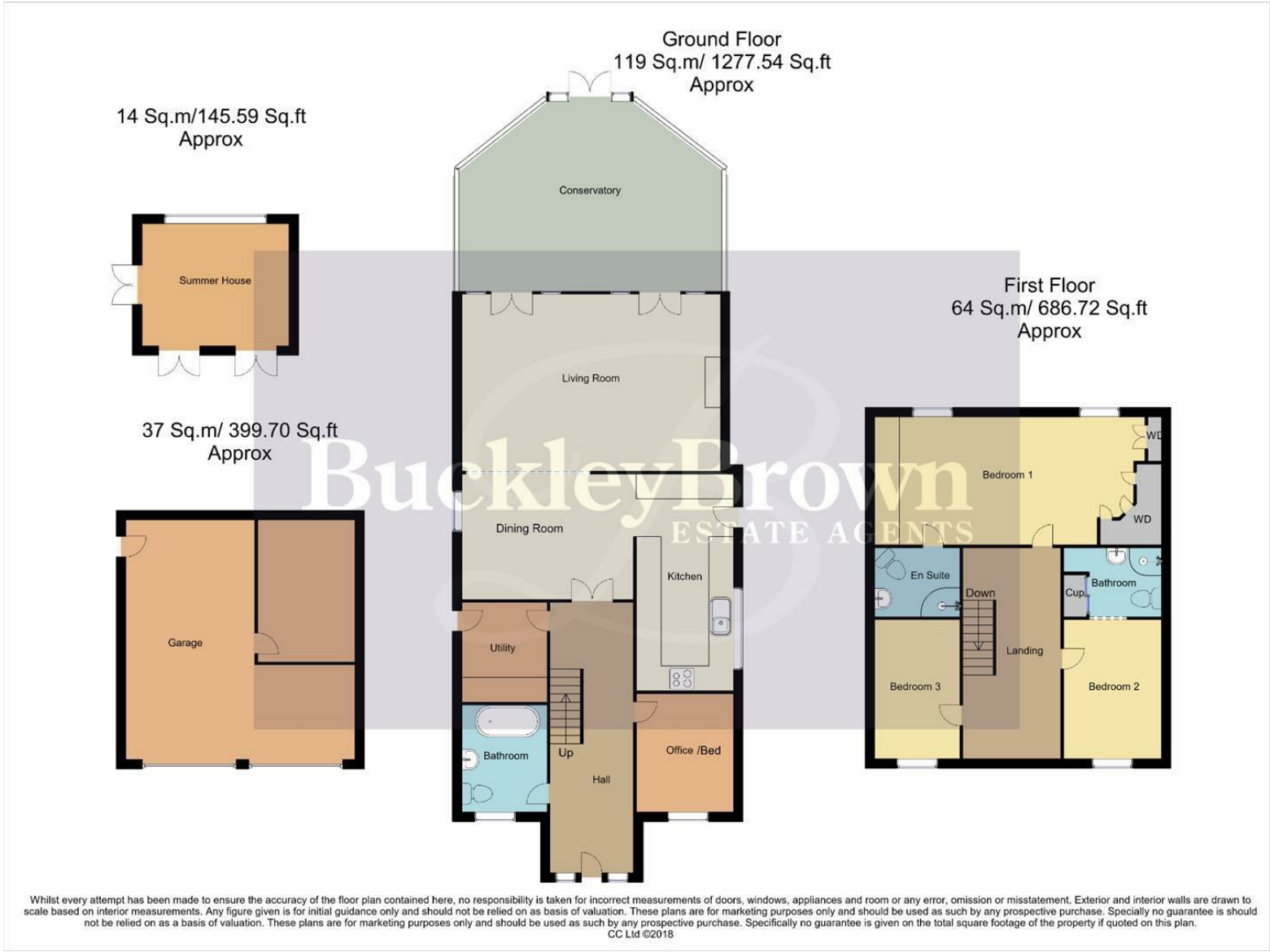
With carpeted flooring, central heating radiator and a window to the front elevation.

### Outside

Set on a generous plot, this property's exterior offers both privacy and charm. The front features a private gated entrance with a spacious driveway, a detached double garage, and steps leading to the front door, all framed by fencing and mature shrubbery. The rear garden is beautifully landscaped with a laid lawn, decorative pond, patio seating area, and a charming summer house. Surrounded by mature trees, shrubbery, and secure fencing, the garden boasts stunning views, creating a tranquil outdoor retreat.







**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) <b>A</b>                          |         |           |
| (81-91) <b>B</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                     |         |           |



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