



£170,000 Freehold

9 TROUGHBROOK ROAD | HOLLINGWOOD | CHESTERFIELD | S43 2JN

BuckleyBrown
ESTATE AGENTS

YOUR NEXT MOVE?

This spacious four-bedroom semi-detached family home has been thoughtfully extended to offer generous and flexible living space, ideal for modern family life. Situated in a sought-after residential area, it combines a convenient location with impressive interiors and a large garden, making it a fantastic choice for families.

Inside, the home has been well cared for with a contemporary design throughout. The ground floor boasts multiple living areas, including a bright and airy lounge and an entertainment room with patio doors! The kitchen is fully equipped with essential appliances. The layout flows well, creating a welcoming atmosphere for both everyday living and entertaining.

The ground floor also benefits from two convenient bedrooms which could also lend themselves as additional reception rooms.

Upstairs, there are two further bedrooms, providing ample space for family members or guests. A neutral three piece bathroom is located just off the landing.

To the rear, the property benefits from a large garden, ideal for children, outdoor dining, or gardening enthusiasts. The home is also conveniently located close to local amenities, schools, and transport links. With its stylish interior, spacious layout, and great location, this property is a must-see.

Viewing is highly recommended to fully appreciate all it has to offer!





Kitchen

Complete with a range of matching gloss cabinets, inset sink with drainer, integrated appliances and a window.

Living Room

Spacious reception room with carpeted flooring and a window.

Bedroom One

Carpeted flooring, central heating radiator and patio doors. which could be utilised as an entertainment space complemented by patio doors to the rear.

Bedroom Two

Carpeted flooring, central heating radiator and a window.

Landing

With access to;

Bedroom Three

Carpeted flooring, central heating radiator and a window.

Bedroom Four

Carpeted flooring, central heating radiator and a window.

Bathroom

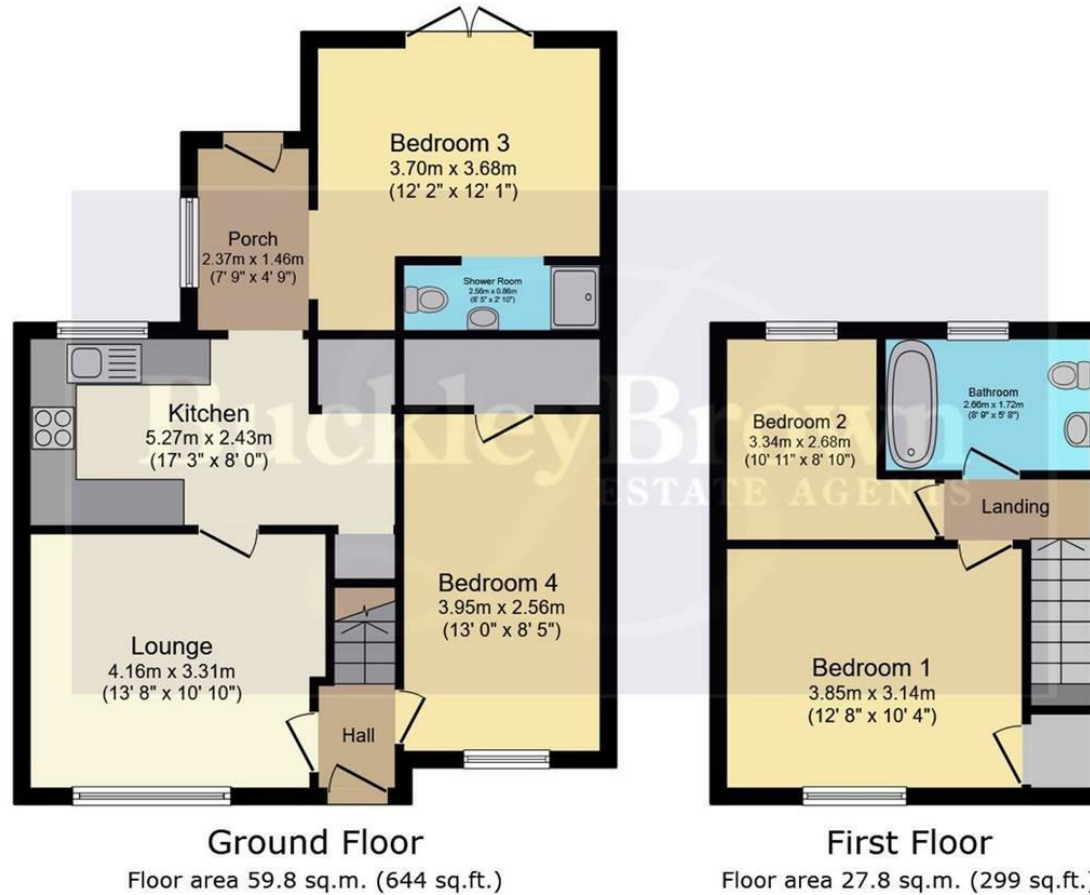
Three piece suite comprising of a hand wash basin, low flush Wc and a bath. Fitted with a window.

Outside

Lawn to the front along with a pathway leading to the front door. Expansive rear garden which is mainly laid to lawn with a patio seating area and fence surround.







Total floor area: 87.6 sq.m. (943 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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