



£220,000 Freehold

3 ROSE GARDENS | ARKWRIGHT TOWN | CHESTERFIELD | S44 5DU

BuckleyBrown
ESTATE AGENTS

MODERN GEM WITH SPACIOUS LIVING... Located within the popular Rose Gardens of Arkwright Town, Chesterfield, this semi-detached house, built in 2006, offers a delightful blend of modern living and everyday comfort. With its attractive façade and well-planned layout, this property is ideal for families or those seeking a peaceful home in a friendly neighbourhood.

As you step inside, you are greeted by a spacious ground floor featuring a contemporary kitchen, perfect for culinary enthusiasts. The kitchen flows seamlessly into a bright and airy lounge, creating an ideal space for both relaxation and entertaining. From the lounge, access leads into a lovely conservatory, flooding the space with natural light and providing a tranquil area to enjoy your morning coffee or unwind after a long day. The convenience of a downstairs WC further enhances the practicality of this modern home.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, offering excellent storage. The family bathroom is fitted with a stylish three-piece suite, including a modern bath, creating a comfortable and inviting space.

Externally, the property boasts a front driveway providing off-road parking. To the rear is a raised artificial lawn for low-maintenance enjoyment, complemented by a patio area ideal for outdoor dining and entertaining.

Call today to arrange your viewing on 01246 605121





Hall

Spacious hallway with access to;

Kitchen 14'11" x 6'11"

Spacious kitchen fitted with high-gloss cabinets offering ample worktop space, integrated appliances, and an electric hob. The room further benefits from a breakfast bar, inset sink, a window to the front elevation, and a door providing side access.

Lounge 14'6" x 14'5"

Carpeted flooring with a panelled wall and media wall, central heating radiator, and a window, along with patio doors leading into the conservatory.

Conservatory 12'4" x 8'8"

Surrounding windows and laminate

flooring with a central heating radiator and door to the side elevation.

WC

Low flush WC and hand wash basin.

Landing

Landing leading to the first floor rooms.

Bedroom One 13'5" x 8'0"

Carpeted flooring with built in wardrobe's, central heating radiator and a window to the rear elevation.

Bedroom Two 11'7" x 7'11"

Carpeted flooring with built in wardrobe's, central heating radiator and a window to the front elevation.

Bedroom Three 9'8" x 6'3"

Carpeted flooring, central heating radiator and a window to the rear elevation.

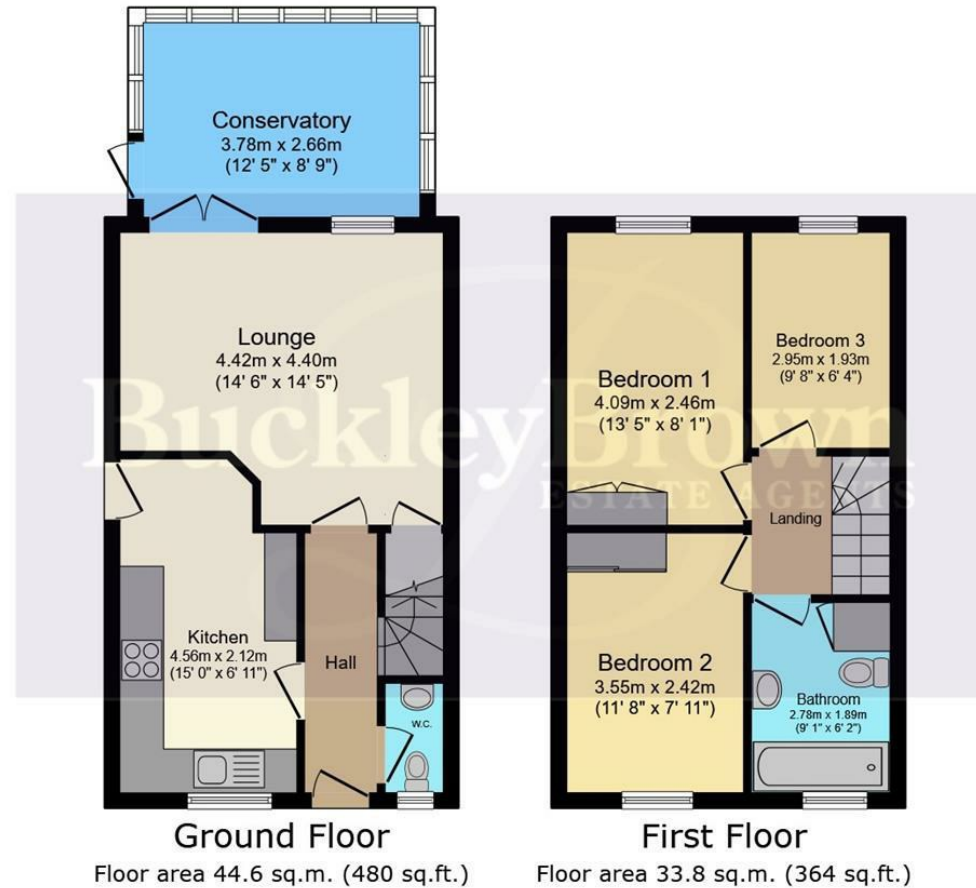
Bathroom 9'1" x 6'2"

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

Outside

To the front of the property is a driveway providing off-road parking for one vehicle. To the rear is a patio area with steps leading up to a raised artificial grass section.





Total floor area: 78.4 sq.m. (844 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	73	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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