



220a Top Road

Calow

£345,000

This most attractive two/three bedroomed detached cottage provides excellent access to the town centre, motorway network and range of local amenities including Chesterfield Royal Hospital.

The property has been recently decorated inside and out with the benefit of a new consumer unit and offers deceptively well proportioned accommodation (1800 sq ft) with gas fired central heating, uPVC double glazing. Possessing a wealth of character and charm the property briefly comprises: entrance hall with downstairs shower room, beautifully proportioned living room with log burner set within a brick inglenook fireplace, well equipped breakfast kitchen with Smeg double oven, rear porch, utility garden room, study and snug/bedroom three with parquet flooring. Feature solid wood spiral staircase to the first floor landing, large master bedroom with feature period fireplace and vaulted beamed ceiling, double bedroom two, impressive attractively refurbished bathroom with slipper bath and separate walk in shower.

Ample gravelled parking for several vehicles, private rear garden with artificial lawn and patio entertaining area.

- Delightful nicely proportioned period cottage offers 1800 sq ft of accommodation
- Superbly located for the Royal Hospital and motorway network links
- · Well presented and recently decorated inside and out
- Two/Three bedrooms and two bathrooms
- Beautifully proportioned living room with feature inglenook fireplace and log burner
- Impressive refurbished bathroom
- Gas central heating and uPVC double glazing
- · Viewing recommended
- EPC: E
- Freehold/ Vacant Possession, No Upward Chain / Council Tax Band: D



















220A TOP ROAD

APPROXIMATE GROSS INTERNAL AREA 167.6 SQ M / 1804 SQ FT

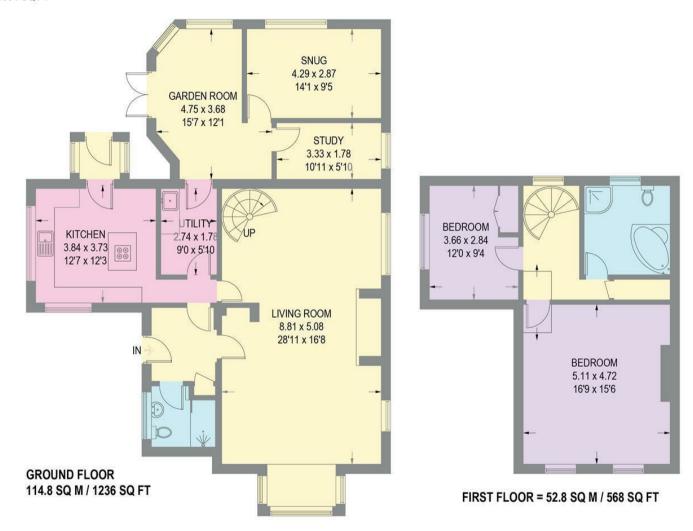


Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' Written Quotations of credit terms available on request.'

