



## The Old Butchers Shop Main Road

Cutthorpe, Chesterfield, S42 7AG

Guide Price £220,000





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£220,000 - £230,000 (Guide price)  
Situated right in the heart of the pretty village of Cutthorpe, surrounded by glorious Derbyshire countryside and with easy access to both Chesterfield and Sheffield, is this unique, charming and characterful cottage, presenting a fantastic range of opportunities to a range of buyers, on the outskirts of the Peak District National Park.

Offering a deceptively spacious 828 sqft of accommodation over 3 storeys, the property features an array of period charm throughout, a good sized dining lounge with fireplace, modern but tastefully updated kitchen, 2 individually styled double bedrooms and 2 bathrooms including the main bathroom with bath and overhead shower and the master en-suite shower room.

Externally the property includes a driveway to the right hand-side, suitable for multiple vehicles, and a low maintenance terrace to the front of the property.

The ground floor comprises; entrance hallway, spacious dining lounge with feature fireplace, modern but tastefully updated kitchen, ground floor WC.

The lower ground floor comprises; double bedroom with stone flagged flooring, double doors to the property's terrace area and en-suite shower room, plus walk-in wardrobe and ample storage.

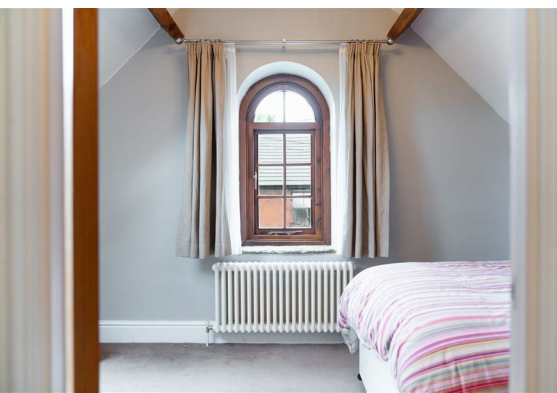




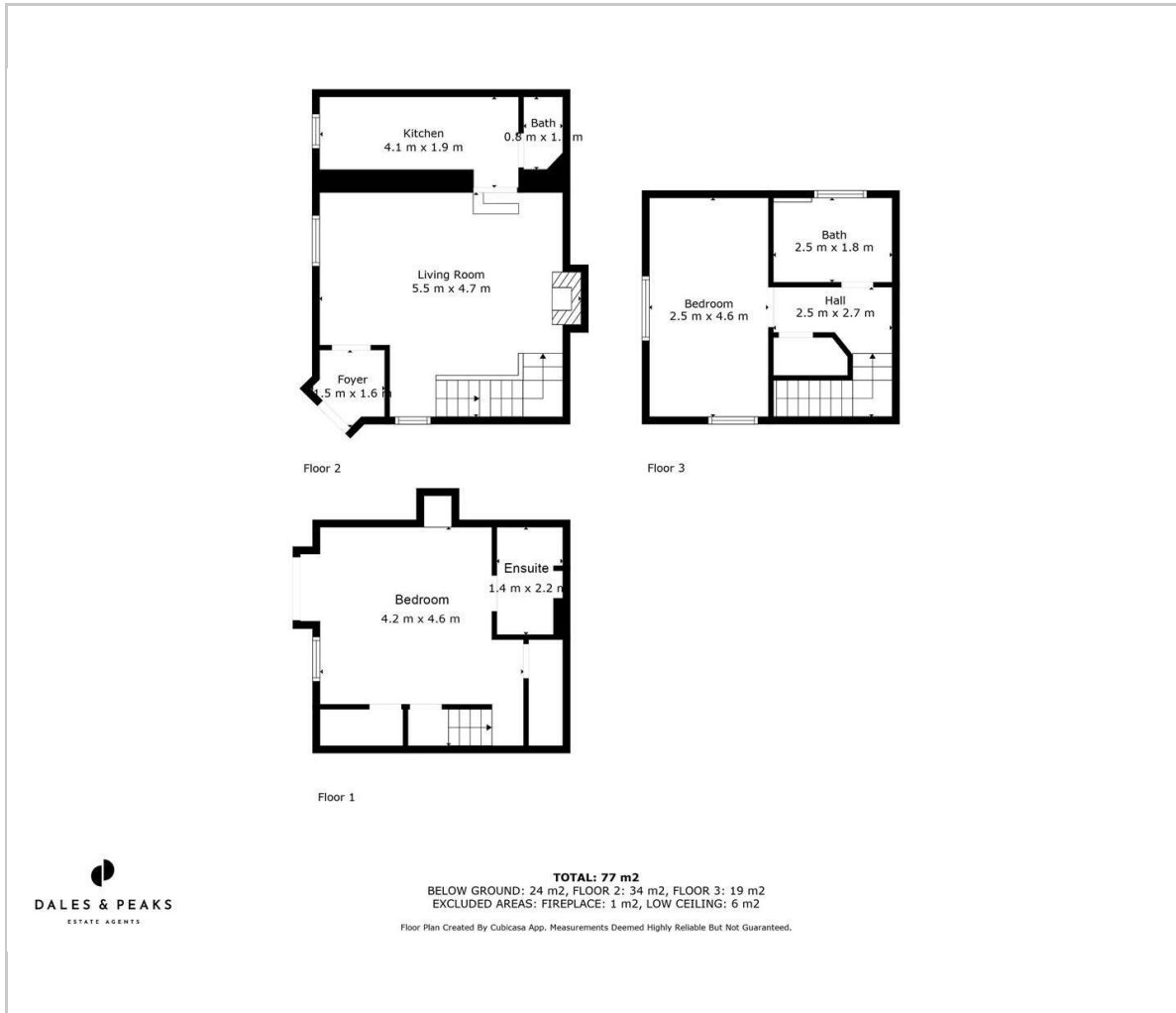


The first floor comprises; a further double bedroom with separate walk-in wardrobe and bathroom with bath and overhead shower.

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## Floor Plan



## Viewing

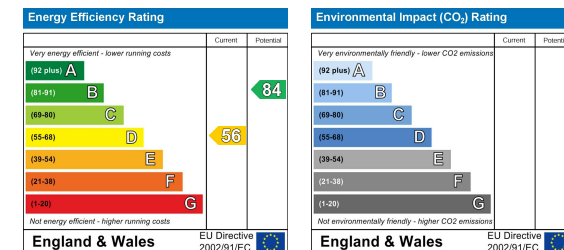
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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