



**181 Somersall Lane**  
*, Chesterfield, S40 3NA*  
**Guide Price £450,000**

## 181 Somersall Lane

, Chesterfield, S40 3NA

£450,000 - £475,000 (Guide price)  
Situated in one of the most desirable postcodes in the region, neighbouring pretty Derbyshire countryside and within walking distance to a selection of amenities, is this attractive and beautifully styled 4 bedroom semi detached family home. Modernised by the current vendors to an exceptional standard, this practically set out home is perfectly suited for the growing family with space to work-from-home.

Offering 1550 sqft of accommodation over 2 storeys, the property features a social, open plan kitchen and a dining area with patio doors to the rear garden, a separate lounge with log burning stove and built in alcove storage, 4 generously sized and individually styled bedrooms, designated office space and a range of conveniences such as a utility room, integral garage and ground floor WC.

Externally the property is set back from the road, to the front is a landscaped garden and parking for multiple cars and to the rear, a private west-facing garden with large lawn and patio area.

The ground floor comprises; bright and spacious entrance hallway with storage cupboard and ground floor WC, bay-fronted family lounge with log burning stove and bespoke alcove storage, shaker kitchen with breakfast bar, open plan dining area with patio doors to the rear garden, separate utility room with access outside and an integral single garage.



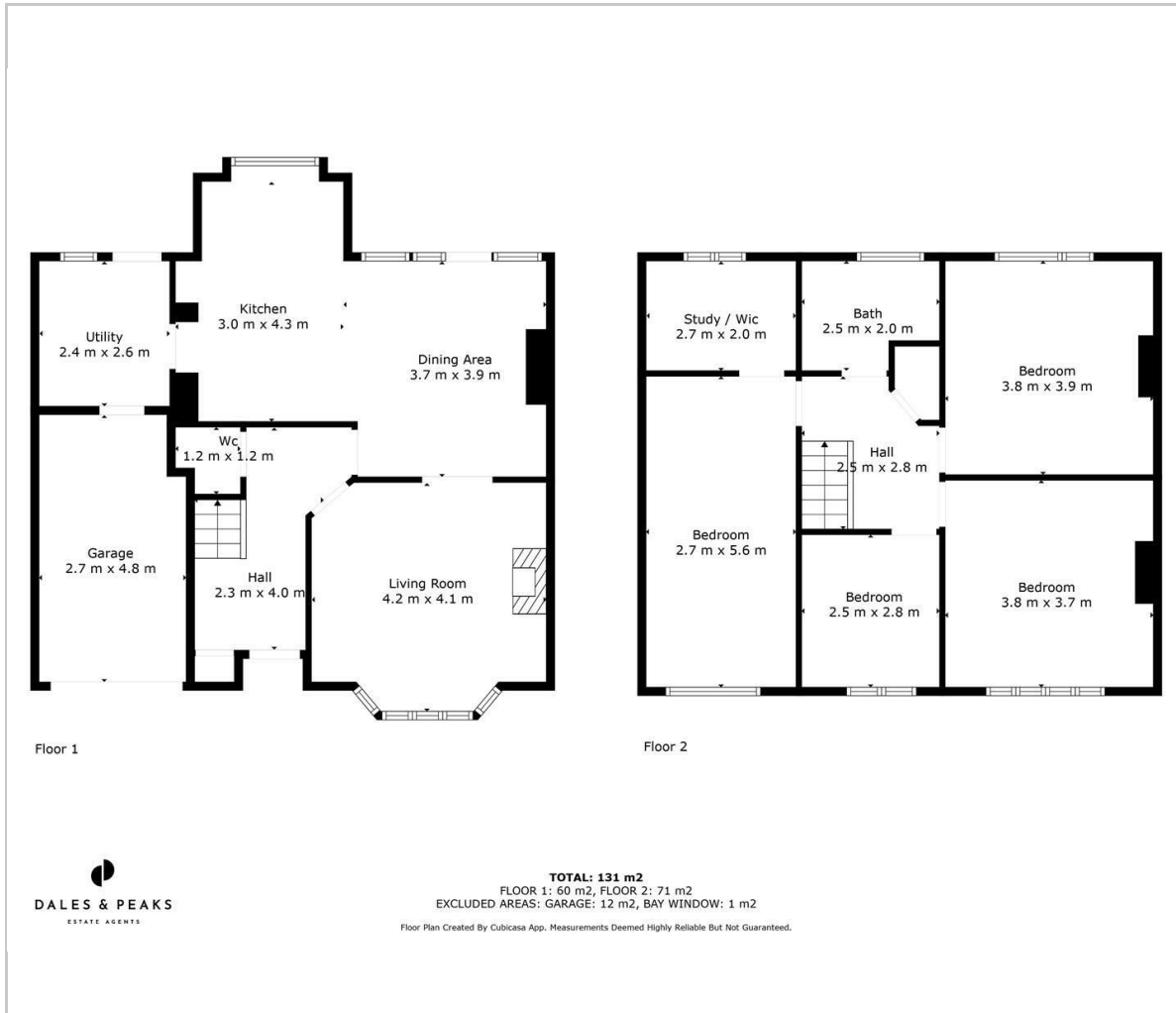


The first floor comprises; modern bathroom with bath and overhead shower, 4 generously proportioned and individually styled bedrooms including the bedroom above the garage with a separate office / walk in dressing room, which has plumbing in to be converted into an en-suite.

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## Floor Plan

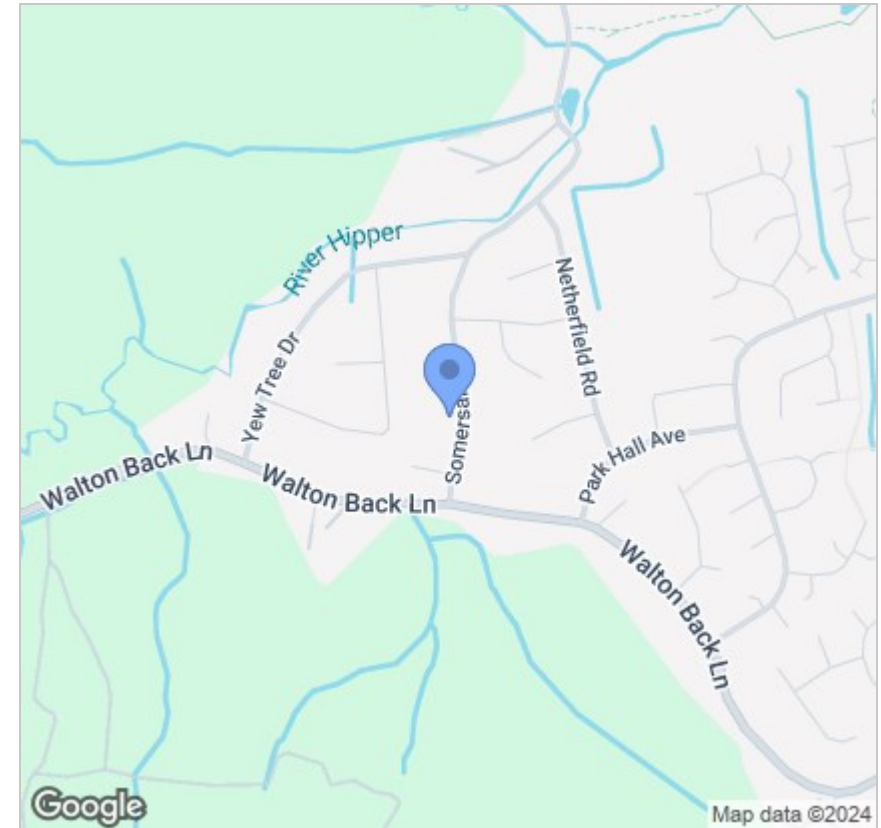


## Viewing

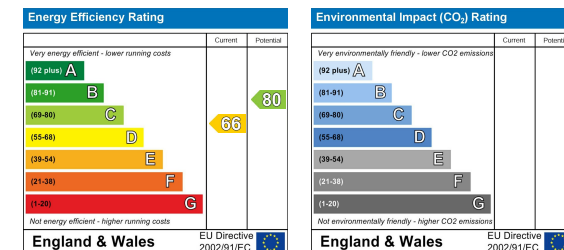
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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