



17 Bower Farm Road, Old Whittington, Chesterfield, S41 9PR  
£150,000



\* MODERNISED & IMPROVED \* TWO GENEROUS BEDROOMS \* FIRST FLOOR BATHROOM & SEPARATE W.C. \* LARGE LOUNGE \* SEPARATE DINING ROOM WITH REFITTED KITCHEN OFF \* EXCEPTIONALLY GOOD SIZED PLOT \* AMPLE OFF STREET PARKING \* CLOSE TO AMENITIES & FACILITIES

Nestled in the charming area of Old Whittington, Chesterfield, this recently renovated house on Bower Farm Road offers a delightful blend of modern living and comfort. The property boasts a single-storey rear extension, enhancing the living space and creating a bright, airy atmosphere throughout.

As you step inside, you will be greeted by a modern kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The house is well presented, ensuring that you can move in with ease and start enjoying your new home right away.

This property features two spacious double bedrooms, providing ample space for relaxation and rest. The large driveway offers convenient off-road parking, while the rear garden presents a wonderful outdoor space for gardening, entertaining, or simply enjoying the fresh air.

It is important to note that this property is of non-traditional concrete construction, which may affect borrowing options. We recommend speaking to the selling agent for further information regarding this aspect.

Overall, this home is an excellent opportunity for those seeking a modern, well-appointed residence in a pleasant neighbourhood. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



**GROUND FLOOR ACCOMMODATION**

**Entrance Hallway**

Providing access to the Living Room and First Floor via stairs.

**Living Room**

11'6" x 14'6" (3.52 x 4.43)  
A spacious room located to the front of the property. It has wood effect laminate flooring, a large double glazed window and radiator. Access is given to the Dining Room and Entrance Hall.

**Dining Room**

9'3" x 17'9" (2.83 x 5.43)  
The Dining Room is extremely spacious and has carpeted flooring, a double glazed window and large radiator. Access is given to the Living Room, Kitchen and a store cupboard located beneath the stairs.

**Kitchen**

11'10" x 7'3" (3.63 x 2.21)  
A modern Kitchen located to the rear of the property. It has wood effect vinyl flooring, double glazed window and a uPVC door leading out to the Rear Garden. There are ample wall and base units incorporating a spacious worktop and sink with drainer and mixer tap. There is an integrated electric oven and hob with extractor fan over. Space is available for a washing machine and a free standing fridge freezer.

**FIRST FLOOR**

**Landing**

13'10" x 6'0" (4.23 x 1.83)  
This is carpeted and has a double glazed window.

The Landing also provides access to both bedrooms, bathroom and WC as well as a storage cupboard.

**Bedroom One**

9'9" x 17'8" (2.98 x 5.41)  
A spacious double bedroom located to the front of the property with carpeted flooring and a large double glazed window with radiator below.

**Bathroom**

5'4" x 5'3" (1.65 x 1.61)  
The Bathroom is located to the rear of the property and has tile effect vinyl and a large double glazed window with obscured glass. There is a sink with storage below and a bath tub with shower over.

**WC**

2'10" x 5'4" (0.88 x 1.65)  
The WC also has the tile effect vinyl flooring, a small double glazed window with obscured glass and a low flush WC.

**Bedroom Two**

13'7" x 8'2" (4.16 x 2.49)  
A large double bedroom located to the rear of the property which has wood effect laminate flooring and a large double glazed window with radiator below.

**EXTERNAL**

**Front**

To the front of the property is a large block paved driveway which can accommodate multiple vehicles and a small grass area. Access is given down the side of the property to the rear garden via a lockable gate.

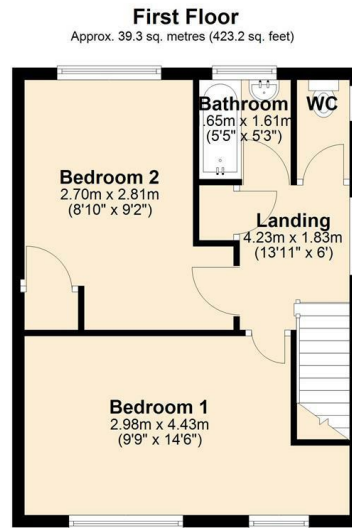
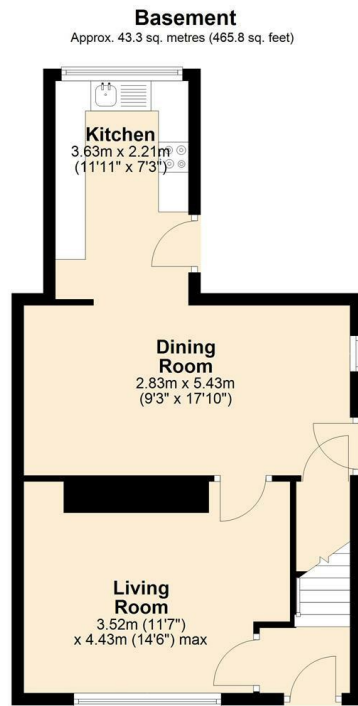
**Rear Garden**

The large rear garden is mostly laid to lawn and has a stoned patio area ideal for the summer months.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 82.6 sq. metres (889.0 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |



4 Glumangate, Chesterfield, S40 1QA  
Telephone: 01246 232156  
E-Mail: [residential@wtparker.com](mailto:residential@wtparker.com)  
Website: [www.wtparker.com](http://www.wtparker.com)