



25 Grampian Crescent, Loundsley Green, Chesterfield, S40 4QA
£220,000



Nestled in the desirable area of Grampian Crescent, Chesterfield, this charming semi-detached house presents an excellent opportunity for first-time buyers. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable family home.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The newly fitted kitchen is a standout feature, providing a modern space for culinary enthusiasts to create delightful meals. Additionally, the property includes a dedicated office space, perfect for those who work from home or require a quiet area for study.

The large rear garden is a true gem, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. This expansive area is perfect for family gatherings or quiet evenings under the stars.

Conveniently located, this home benefits from excellent transport links, making commuting and travel a breeze. With local amenities and schools nearby, this property is not only practical but also situated in a vibrant community.

In summary, this semi-detached house on Grampian Crescent is an ideal choice for first-time buyers looking for a blend of comfort, modern living, and outdoor space in a prime location. Do not miss the chance to make this delightful property your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

10'4" x 6'0" (3.16 x 1.83)
A welcoming space which is carpeted and provides access to the Living Room, Kitchen Diner and first floor via stairs.

Living Room

12'11" x 12'11" (3.95 x 3.96)
A spacious Living Area located to the front of the property which has carpeted flooring and a large double glazed window with radiator below.

Kitchen Diner

10'10" x 12'11" (3.32 x 3.95)
A large Kitchen Diner located to the rear of the property. It boasts wood effect laminate flooring, large double glazed window and radiator. There is a newly fitted Kitchen which includes ample wall and base units with worktop and sink with mixer tap over. There is also space for a stand alone fridge freezer and large cooker. Access is given to the Utility room and also the pantry.

Office Space

6'11" x 5'0" (2.12 x 1.54)
A great addition to the property with wood effect flooring and large double glazed window. This is currently used as an office space which is ideal for anyone working from home.

FIRST FLOOR

Landing

8'8" x 6'2" (2.65 x 1.90)
This is carpeted and provides access to all three bedrooms, Shower Room and WC. There is also a boiler cupboard which has some storage.

Bedroom One

12'11" x 10'9" (3.96 x 3.29)
A spacious double bedroom located to the front of the property. It has carpeted flooring and a large double glazed window with radiator below.

Bedroom Two

10'9" x 8'0" (3.30 x 2.45)
A further spacious double bedroom located to the rear of the property. It has carpeted flooring and a double glazed window with radiator below.

Wet Room

5'4" x 5'0" (1.64 x 1.53)
A further great addition of a Wet Room which has a double glazed window with obscured glass and sink with mixer tap.

WC

Also located to the rear and has a low flush WC, radiator and double glazed window with obscured glass.

Bedroom Three

8'5" x 8'2" (2.57 x 2.50)
A good sized single bedroom located to the front of the property. It has carpeted flooring, radiator and double glazed window overlooking the front garden.

EXTERNAL

Front

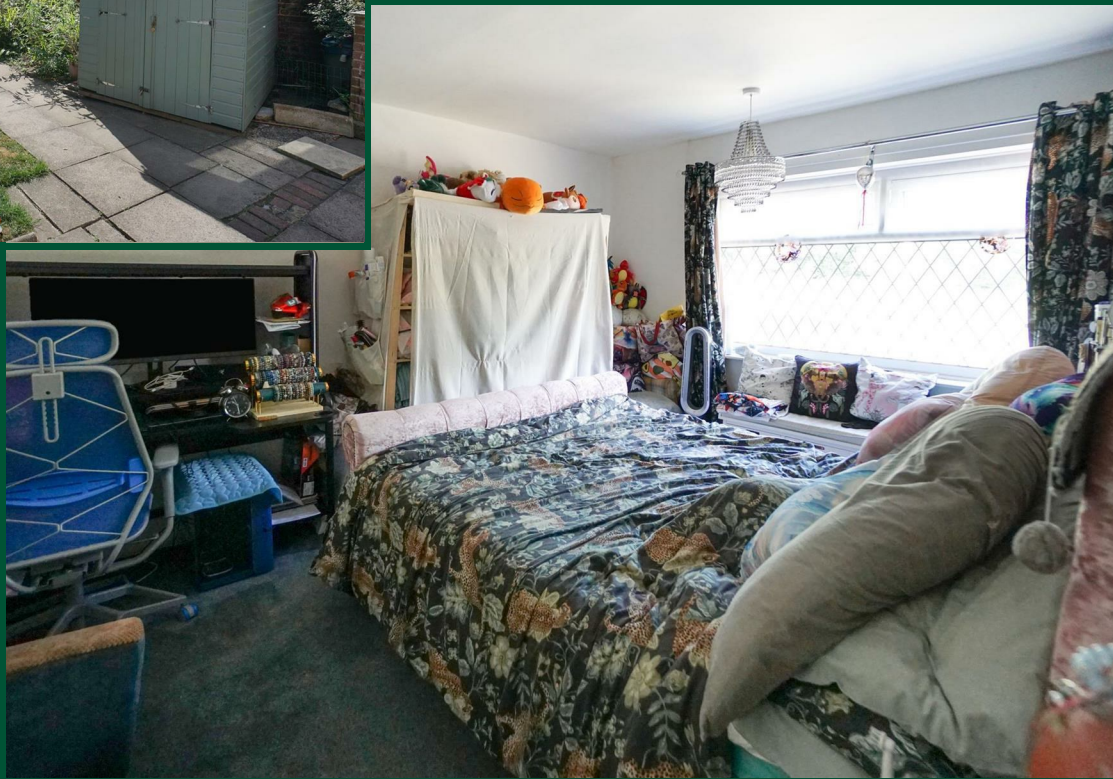
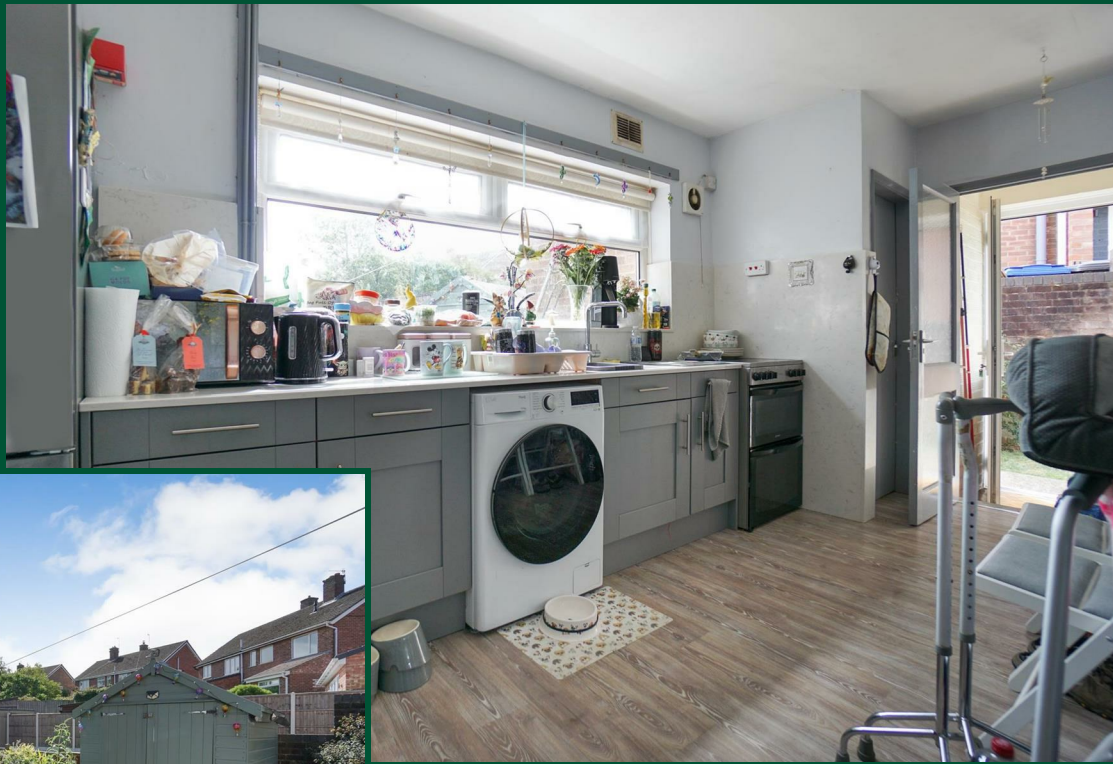
The attractive front of the property has a good sized front garden with hedge boundary and access down the side of the property to the rear garden.

Rear Garden

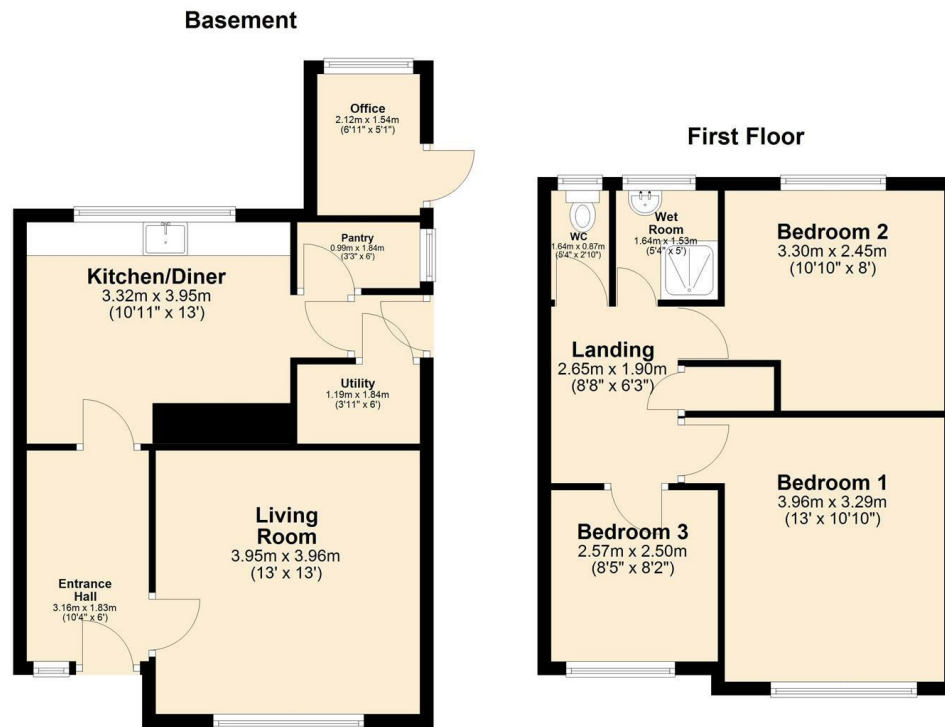
A good sized rear garden which is mostly laid to

lawn and fully enclosed with fence panels. There is a garden shed and at the bottom of the garden access out of the property.

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

