



7A The Cottage Erin Road, Duckmanton, Chesterfield, S44 5HQ
£196,000



Nestled in the charming area of Duckmanton, Chesterfield, this delightful cottage on Erin Road offers a perfect blend of comfort and convenience dating back to the 1890's. With two well-proportioned bedrooms and two modern bathrooms, this property is ideal for small families or couples seeking a tranquil retreat.

As you enter, you are welcomed into a spacious open-plan living area that seamlessly integrates the kitchen and utility space, creating an inviting atmosphere for both relaxation and entertaining. The downstairs WC adds to the practicality of the layout, ensuring that the home meets all your needs.

The cottage is double glazed throughout, providing warmth and energy efficiency, while the integrated garage and off-street parking for two vehicles offer added convenience in this bustling area.

Situated in an excellent location, residents will enjoy easy access to the M1 Motorway, making commuting a breeze. Additionally, a variety of shops, bars, and restaurants are just a stone's throw away, ensuring that all your daily necessities and leisure activities are within easy reach.

This beautiful cottage is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a vibrant community. Don't miss the opportunity to make this charming property your own.

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



GROUND FLOOR

Entrance Hallway

Providing access to the Living Room and first floor via stairs.

Living Room & Kitchen Area

20'1" x 6'6" (6.14 x 2)

A spacious and light room which has wood effect laminate flooring, Double glazed French Doors leading out to the front of the property and a Velux window over the Kitchen and Utility area. The Kitchen area has ample wall and base units including a large worktop with breakfast bar. There's an oven and integrated microwave alongside an electric hob with extractor fan over. Around the back of the garage area is another spacious worktop with sink and drainer, there is also an integrated washing machine and dishwasher. access is then given into the downstairs WC and the Integral garage.

Integral Garage

16'0" x 9'5" (4.89 x 2.89)

Plenty of space for one vehicle and has full electrics.

WC

This has wood effect laminate flooring and boasts a low flush WC and pedestal wash basin.

FIRST FLOOR

Landing

Providing access to both bedrooms.

Bedroom One

9'4" x 10'6" (2.86 x 3.22)

A spacious double bedroom which has wood effect laminate flooring, a double glazed window and radiator below. Access is also given to the En-Suite.

En-Suite

5'5" x 7'6" (1.66 x 2.30)

The En-Suite has tile effect vinyl flooring and tiled walls. It has a low flush WC, pedestal wash basin and large spa bath with shower over.

Bedroom Two

6'6" x 9'6" (2 x 2.92)

Across the landing is the second bedroom which is also a spacious double bedroom. It has wood effect laminate flooring and a double glazed window with radiator below. Access is also given to it's own En-Suite.

En-Suite

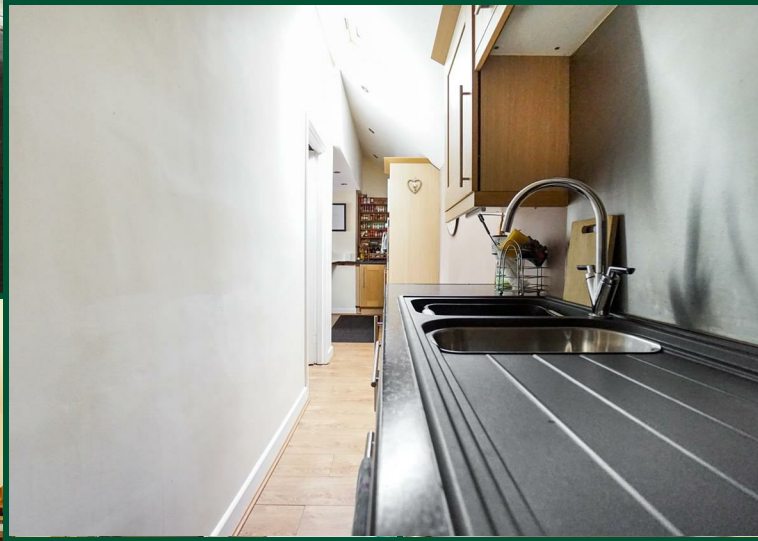
A spacious En-Suite which has tile effect flooring and a low flush WC, pedestal wash basin and corner shower cubicle.

EXTERNAL

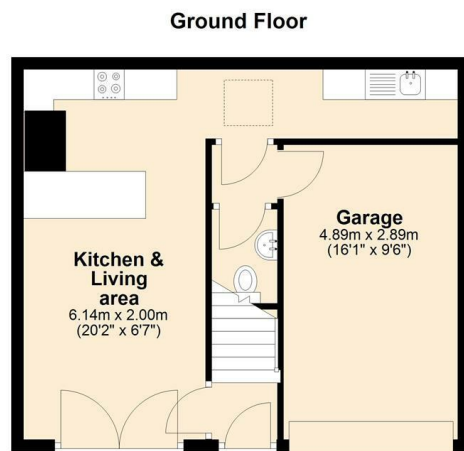
Front

To the front of the property is a driveway which has ample space for two vehicles and access to the Garage. There is also a small decked area ideal for outside dining.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-90) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

