

## 1 Hatton Drive

Holme Hall • Chesterfield • S40 4RZ

£185,000

A well-presented three bedroom end-terraced home situated in the popular residential area of Holme Hall. The location offers a selection of local amenities, access to good schools, regular bus routes and proximity to Chesterfield Railway Station, ideal for commuters. With quiet surroundings and greenery nearby, the property appeals to a wide range of buyers including first-time buyers, families seeking an affordable home, single professionals, and couples. Entering through the side front door, you are welcomed into the living room. To the right is a generous lounge featuring a fireplace and sliding doors opening out to the rear garden. From the hallway, turning left leads into the separate dining room, which flows through to the modern kitchen fitted with gloss cabinetry and integrated appliances. A door from the kitchen opens into the rear hallway, providing access to a convenient downstairs WC and a rear porch that leads directly out to the garden. Upstairs, the home offers three bedrooms. The main double bedroom is spacious, positioned at the front and benefiting from built-in storage. The second double bedroom also faces the front, while the third bedroom is a single overlooking the rear garden. The modern family bathroom is fully tiled and includes a bath, sink, and separate shower cubicle. A separate WC is also located on the first floor. Externally, the enclosed rear garden includes a patio and decking area ideal for seating, a detached storage space, steps up to an additional patio, and a low-maintenance garden. To the front, the property enjoys a block-paved driveway providing off-road parking for up to three vehicles.





- Well Presented Three Bedroom End Terraced House
- Close to Local Amenities & Train Station
- Spacious Living Room w/ Fireplace & Sliding Rear Doors
- Separate Dining Room into Modern Kitchen
- Three Good Sized Bedroooms
- Modern Bathroom & Separate WC
- Enclosed Rear Garden w/ Decking, Patio & Lawn
- Great First Home or Affordable Family House
- Driveway Parking for Multiple Vechicles
- Council Tax Band A

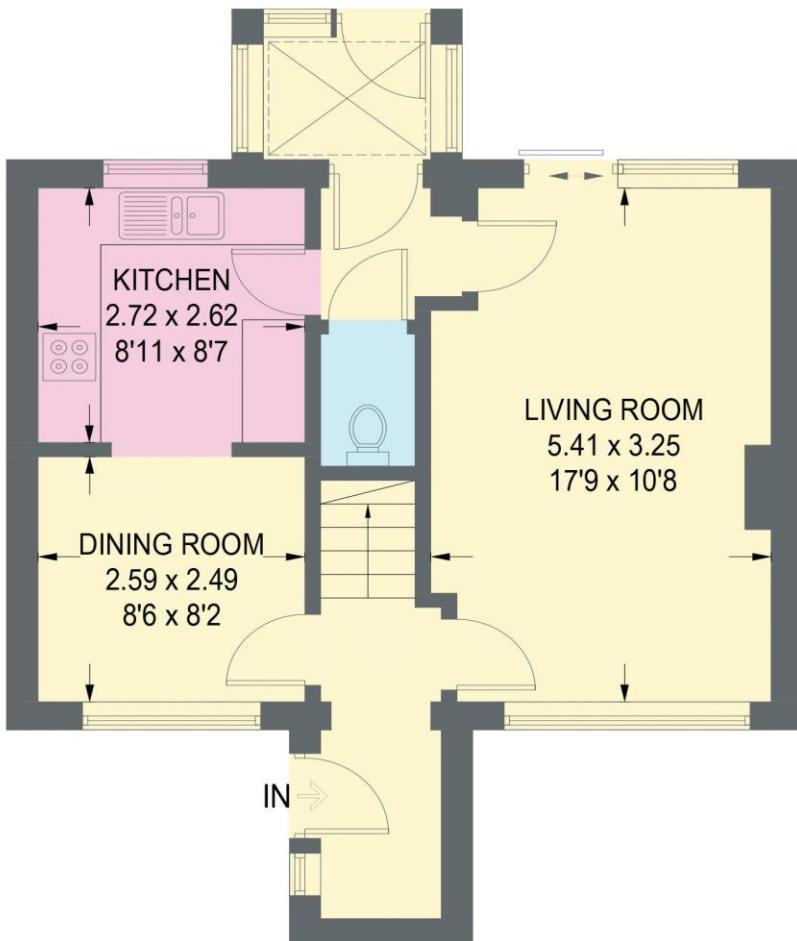


# 1 HATTON DRIVE

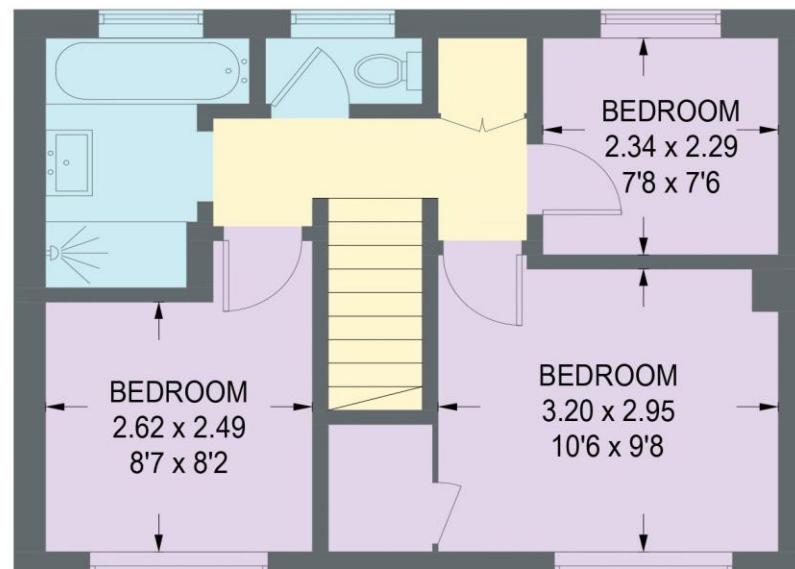
APPROXIMATE GROSS INTERNAL AREA = 81.8 SQ M / 880 SQ FT

GARDEN STORE = 4.6 SQ M / 49 SQ FT

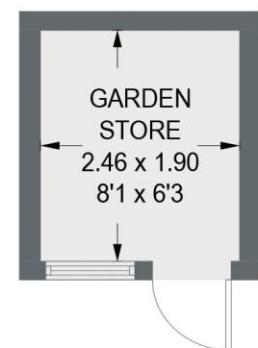
TOTAL = 86.4 SQ M / 929 SQ FT



**GROUND FLOOR = 43.7 SQ M / 470 SQ FT**



**FIRST FLOOR = 38.1 SQ M / 410 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1274552)

