







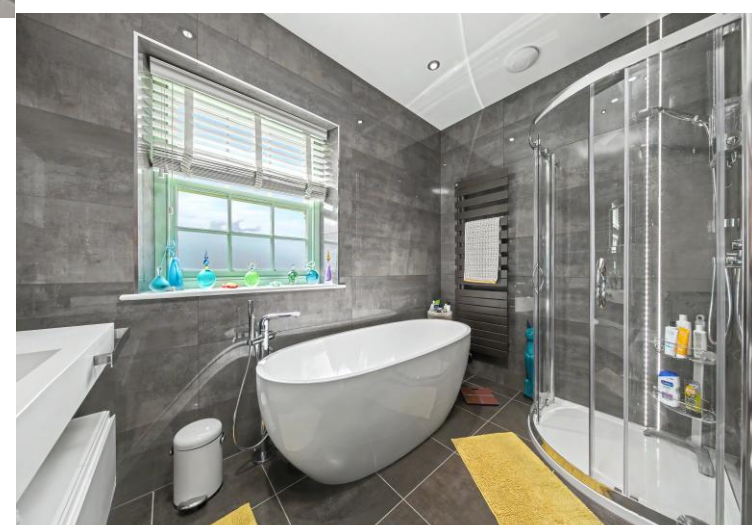
6 Dunston Grange, Dunston Lane

Dunston • Chesterfield • S41 9RJ

£525,000

Welcome to this charming two-bedroom detached cottage, situated within an exclusive private gated development in the desirable village of Dunston. Offering a peaceful and secluded setting whilst remaining conveniently positioned for everyday amenities, the property enjoys easy access to local pubs, shops, and services, with Chesterfield town centre just a short drive away. The location is also ideal for commuters, benefitting from excellent road connections to surrounding areas, access to the M1 motorway, and Chesterfield train station. For those who enjoy the outdoors, Linacre Reservoir and Holmebrook Valley Park are both nearby, providing scenic walking routes and open green spaces, while the Peak District is within easy reach. This beautifully presented home is ideally suited to couples and those looking to downsize without compromising on quality or character. Finished to a high standard throughout, the property is entered via the front/rear entrance directly into the kitchen. The kitchen is fitted with a modern range of shaker-style units and integrated appliances, complemented by a central island providing additional storage and breakfast bar seating. From here, a door leads through to the dining room, a welcoming space featuring a log burner and an open staircase, with ample room for dining and entertaining. The dining room flows seamlessly into the spacious living room, a bright and inviting reception area benefiting from an abundance of natural light and double doors opening directly onto the garden. The ground floor also benefits from having underfloor heating throughout. To the first floor are two generously sized double bedrooms and the family bathroom. Both bedrooms benefit from fitted wardrobes. The principal bedroom features a skylight, allowing for excellent natural light, and enjoys the added benefit of a private ensuite shower room fitted with a corner shower cubicle, wash basin, and WC. Bedroom two is particularly spacious and benefits from dual-aspect windows. The family bathroom is fully tiled and stylishly appointed with a modern four-piece suite comprising a freestanding bath, corner shower cubicle, wash basin, and WC. Externally, the property enjoys a beautifully maintained and private garden which has been professionally designed. A generous patio area provides ample space for outdoor seating and entertaining, with steps leading up to a spacious lawn surrounded by mature trees and shrubs. To the rear of the garden is a further patio area, ideal for a secluded seating space. To the front of the property, a gravelled driveway provides off-road parking for multiple vehicles with an EV charger. The property also has dry stone walling around the perimeter of the property.



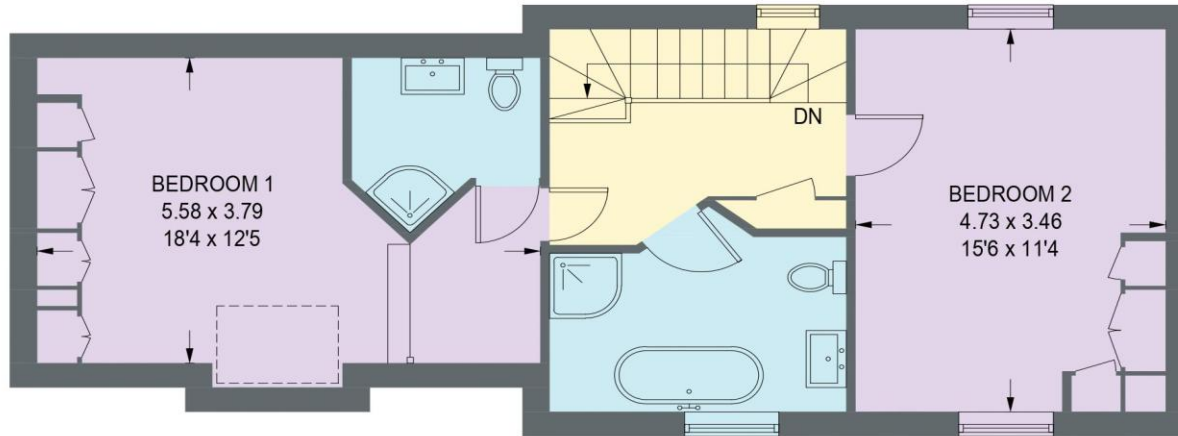


- Two Bedroom Detached Cottage
- Sought After Private Location
- High Quality Finish Throughout
- Modern Shaker Style Fitted Kitchen
- Dining Room w/ Log Burner Opening into Lounge
- Two Double Bedrooms w/ Fitted Wardrobes
- Modern Family Bathroom & Separate Ensuite
- Beautiful Private Lawned Garden & Patio
- Gravelled Driveway Parking
- Council Tax Band C/EPC Rating C

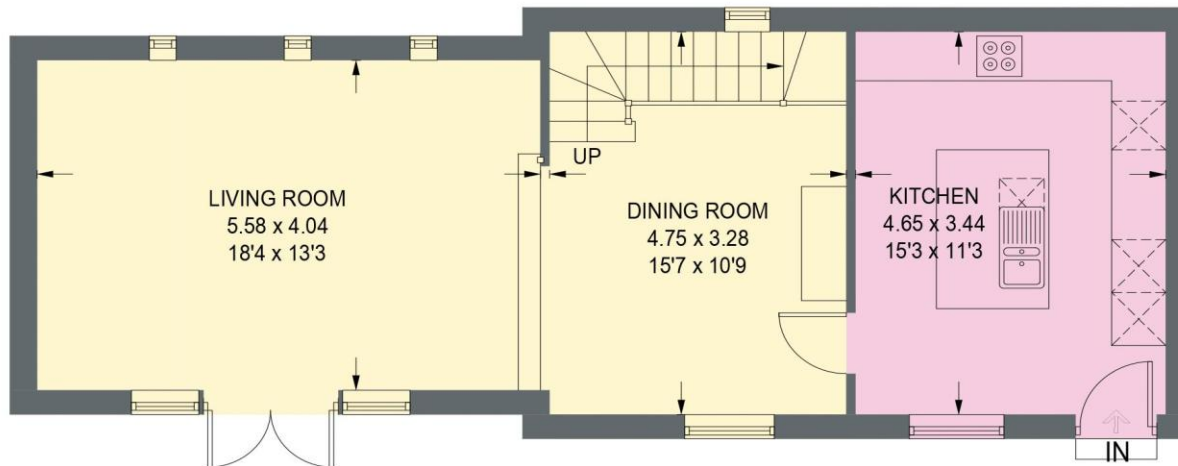


6 DUNSTON GRANGE

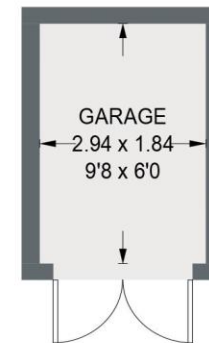
APPROXIMATE GROSS INTERNAL AREA = 112.7 SQ M / 1213.4 SQ FT



FIRST FLOOR = 52.3 SQ M / 563.3 SQ FT



GROUND FLOOR = 60.4 SQ M / 650.1 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1316409)



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