

haushomes.co.uk

haus









86 Blacksmith Lane

Calow • Chesterfield • S44 5TQ

Guide Price £190,000 to £200,000

Welcome to this three-bedroom semi-detached home, offered to the market with no upward chain and situated in the popular area of Calow. The property enjoys convenient access to a range of local amenities, while Chesterfield town centre is just a short drive away, providing a wider selection of shopping, leisure and dining facilities. Several well-regarded schools are located nearby, along with local green spaces and walking routes. The property is also ideally positioned for commuters, benefiting from excellent road links, regular bus services, nearby train connections and close proximity to Chesterfield Royal Hospital. Offering excellent potential and generous accommodation throughout, this home is ideal for first-time buyers, couples and young families looking to create a home of their own. The property is entered via a welcoming hallway with stairs rising to the first floor. Positioned to the rear is the kitchen, fitted with a range of shaker-style units and offering ample storage alongside space for freestanding appliances. A side door provides access to the rear garden, while an additional storage cupboard enhances the practicality of the space. A door from the kitchen leads into the sitting room, a versatile reception area featuring a fireplace and providing an ideal additional living space. To the front of the property is the main living room, which flows seamlessly into the dining area at the rear, creating a spacious and sociable environment for everyday family life. The dining area offers ample room for a family dining table and benefits from sliding doors opening directly onto the rear garden. To the first floor are three bedrooms and the family shower room. The principal bedroom is positioned at the front of the property and is a generous double room benefitting from fitted wardrobes. Bedroom two overlooks the rear garden and is another well-proportioned double room, complete with a useful storage cupboard. Bedroom three is a front-facing single room featuring an additional fitted cupboard, making it ideal as a child's bedroom, nursery or home office. The shower room has been modernised and is fully tiled, fitted with a contemporary three-piece suite comprising a corner shower cubicle, wash basin and WC. Externally, the rear garden is enclosed and designed for ease of maintenance. Predominantly laid to patio, the garden is arranged over three gently tiered levels, each connected by small steps and providing excellent space for outdoor seating and entertaining. Mature bushes and planting help create a pleasant and private setting. To the front of the property is a lawned garden complemented by established shrubs and planting. A long driveway provides ample off-road parking and leads to the detached garage positioned at the rear.









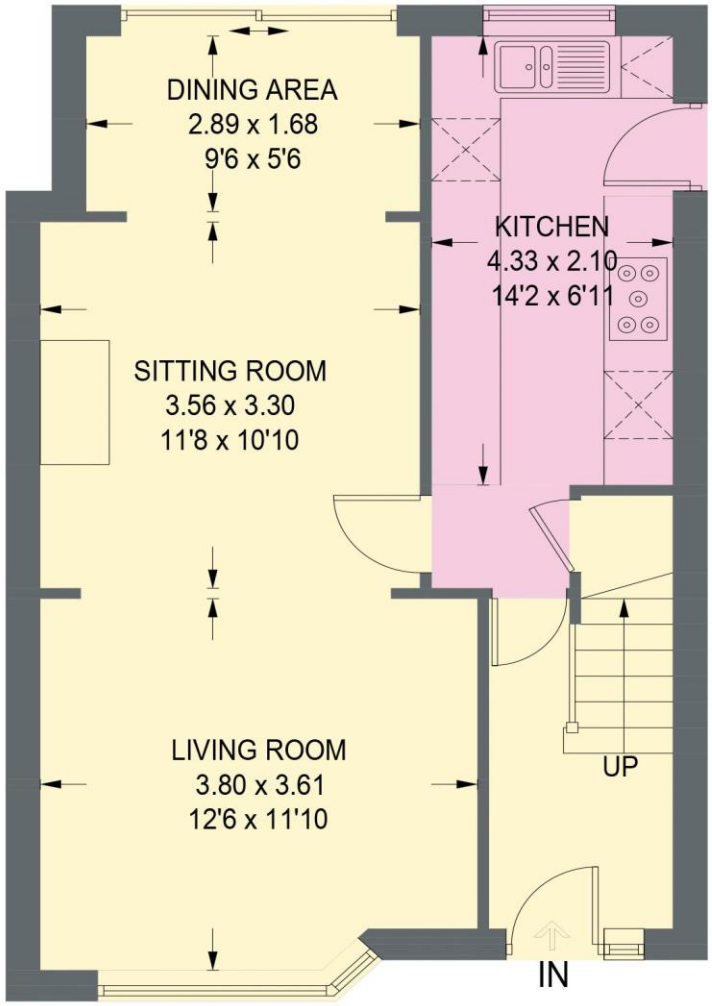


- Offered with No Upward Chain
- Three Bedroom Semi Detached House
- Two Well Proportioned Reception Rooms
- Further Dining Area w/ Sliding Doors onto Rear Garden
- Shaker Style Kitchen w/ Ample Storage
- Three Good Sized Bedrooms
- Modern Tiled Three Piece Suite Shower Room
- Low Maintenance Tiered Patio Garden
- Long Driveway & Detached Garage
- Council Tax Band B

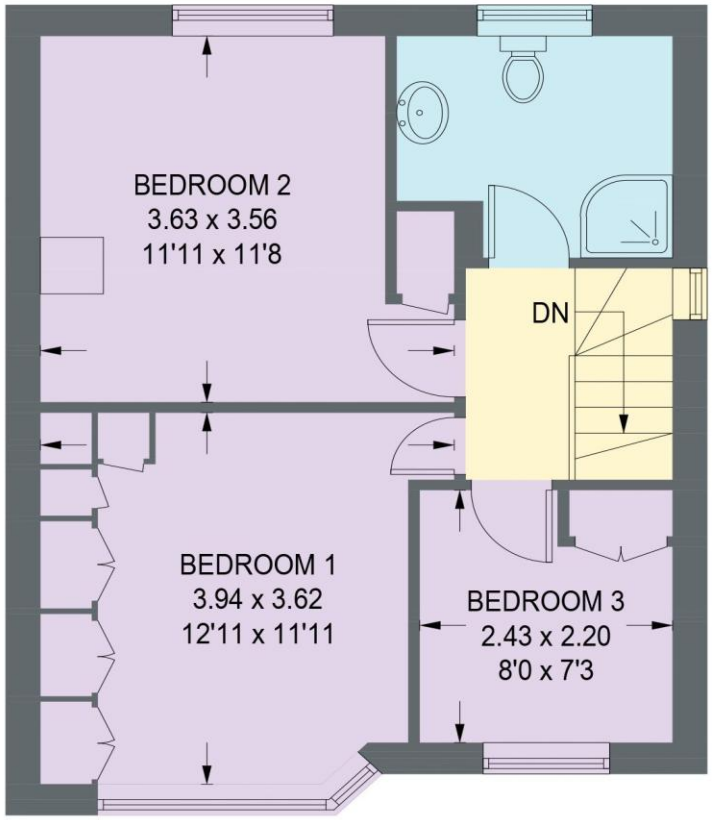


86 BLACKSMITH LANE

APPROXIMATE GROSS INTERNAL AREA = 92.7 SQ M / 997.6 SQ FT



GROUND FLOOR
52.7 SQ M / 567.6 SQ FT



FIRST FLOOR
39.9 SQ M / 429.9SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1345627)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535