



## Offers In The Region Of £300,000

- 4 bedroom extended property
- Utility room and downstairs WC
- Generous lounge area
- Perfect family home with the ability to put your own stamp on it
- Popular location of Loundsley green
- Generous master bedroom with ensuite shower room
- Conservatory with access to the rear garden
- Off street parking for multiple vehicles.
- Good sized bedrooms
- Enclosed rear garden

# 4 Langdale Close, Chesterfield S40 4XQ

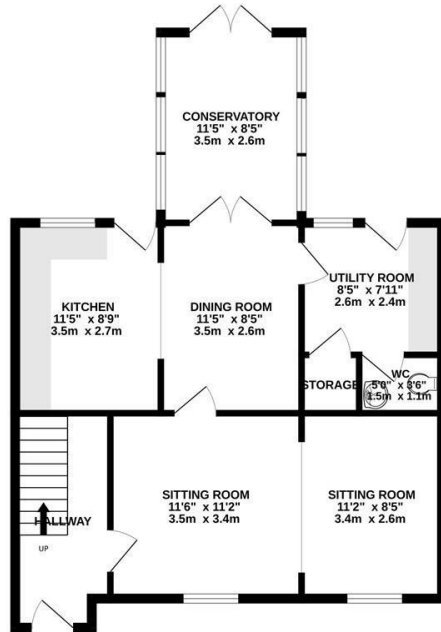
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Council Tax Band: D

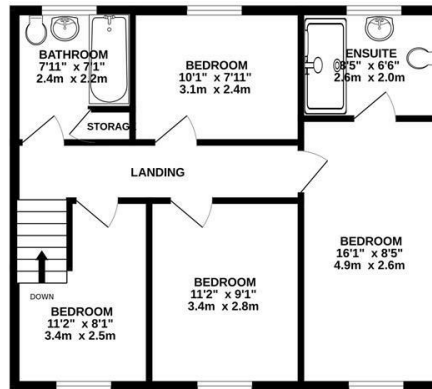




GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.

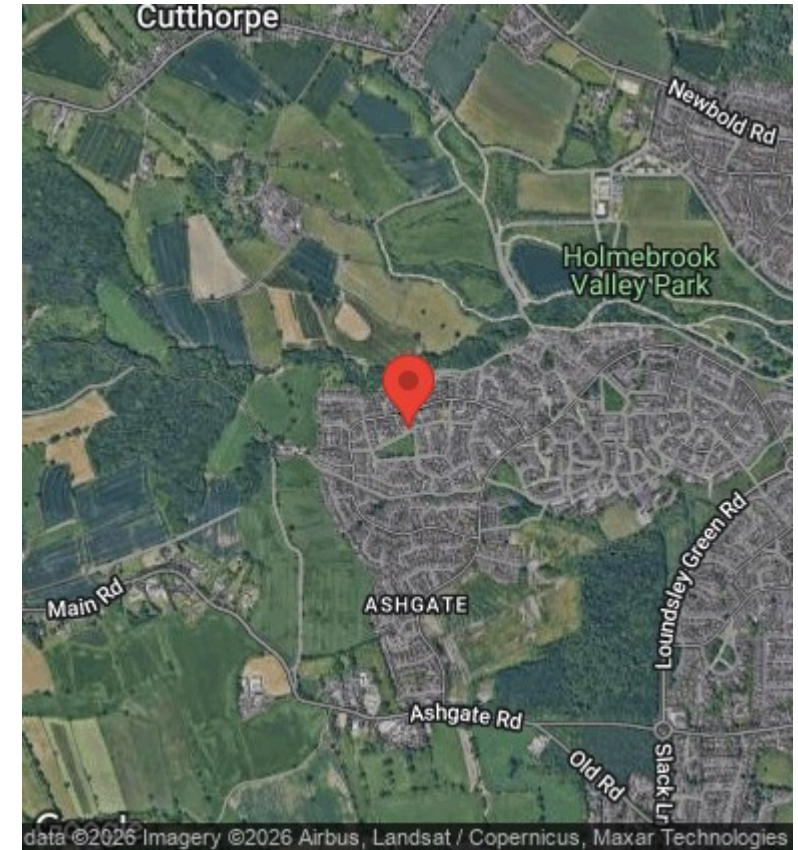
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	