







9 Wenlock Crescent

Loundsley Green • Chesterfield • S40 4NX

Guide Price £220,000 to £230,000

Welcome to this fully modernised and beautifully presented three-bedroom semi-detached home, situated in the popular area of Loundsley Green. The property enjoys excellent access to a wide range of local amenities, while Chesterfield town centre is just a short distance away, providing an extensive selection of shops, restaurants, leisure facilities, and everyday conveniences. The area is particularly attractive to families, with highly regarded schools nearby and excellent transport links including major road networks, easy access to the M1 motorway, and Chesterfield train station. Holmebrook Valley Park is also within easy reach, offering green open spaces, walking routes, and outdoor recreation opportunities. This impressive home is ideally suited to first-time buyers, couples, and small families seeking a property ready to move straight into. The property is entered via a welcoming hallway, which benefits from useful storage and access to the first-floor accommodation. To the right is the living room, a well-proportioned front-facing reception space featuring a contemporary media wall, creating an attractive focal point and a comfortable environment for relaxation. Positioned to the rear of the property is the kitchen diner, fitted with a modern range of units arranged in an L-shaped layout. The kitchen benefits from integrated appliances alongside space for freestanding appliances, offering both style and practicality. There is ample room for a family dining table, making the space ideal for everyday living and entertaining. Additional storage enhances the functionality of the room, while a side door leads into a useful porch area with external access to the rear garden. To the first floor are three bedrooms and the shower room. Bedroom one is a spacious front-facing room, enhanced by stylish feature wall panelling. Bedroom two overlooks the rear garden and is another generous double bedroom. Bedroom three is a well-proportioned single room positioned at the front of the property, ideal as a child's bedroom, nursery, dressing room, or home office. The shower room has been fully modernised and is fully tiled, featuring a contemporary three-piece suite comprising a walk-in shower, wash basin, and WC. Externally, the rear garden has been attractively landscaped and offers an enclosed outdoor space ideal for families and entertaining. A patio area extends around the side of the property and leads to a decorative pebbled section, while the level lawned garden is well maintained and provides a generous space for children to play and outdoor enjoyment. The property also benefits from having an attached store to the rear which is great for additional storage. To the front of the property is a lawned garden, with on-street parking available nearby.





- Fully Modernised Three Bedroom Semi Detached House
- Popular Location & Great Transport Links
- Front Facing Living Room w/ Media Wall
- Modern Kitchen Diner with Integrated Appliances

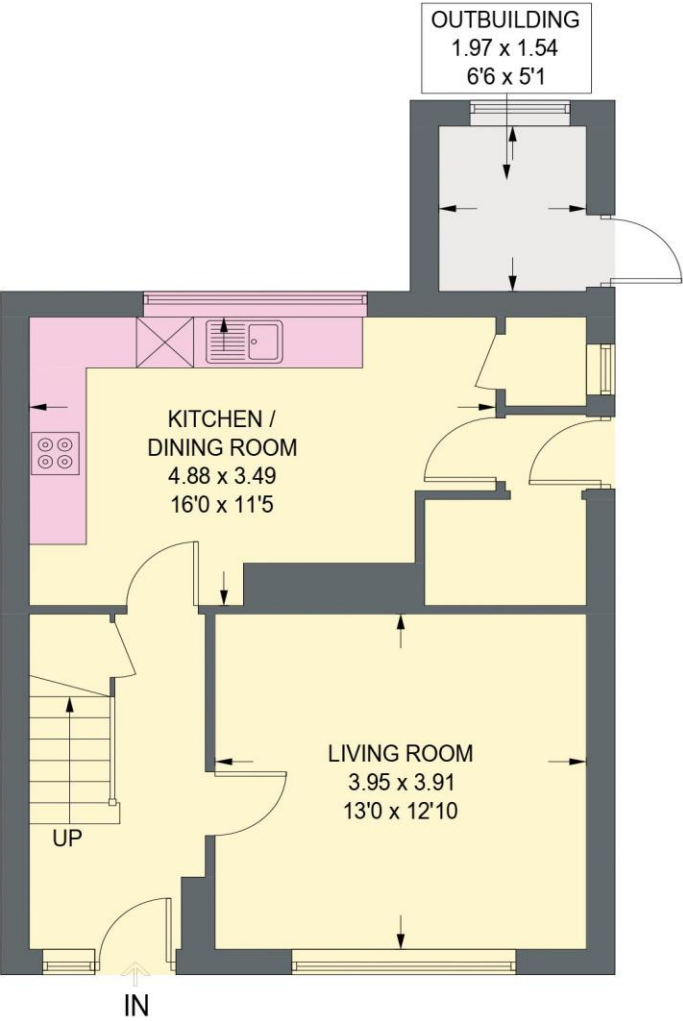
- Three Well Proportioned Bedrooms
- Fully Tiled Three Piece Suite Shower Room
- Landscaped Rear Garden w/ Patio & Lawn
- On Street Parking Available
- Ideal for a Variety of Buyers
- Council Tax Band B



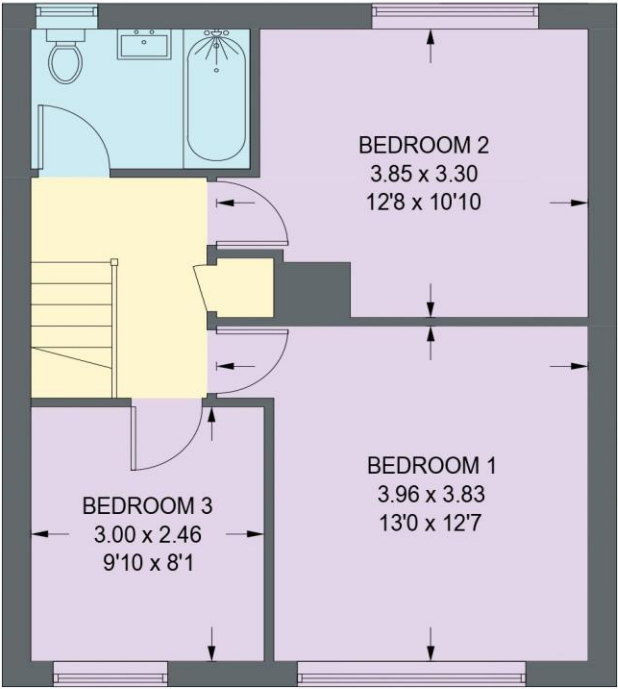


9 WENLOCK CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 88.1 SQ M / 948.3 SQ FT



GROUND FLOOR
46.0 SQ M / 495.3 SQ FT



FIRST FLOOR
42.1 SQ M / 453 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1328310)

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.



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