







## 27 Kent Street

Hasland • Chesterfield • S41 0PJ

Guide Price £190,000 to £200,000

Welcome to this immaculately presented two double-bedroom semi-detached home, situated in the popular area of Hasland. The property is ideally positioned to take advantage of a wide range of everyday amenities, including local shops, cafés, pubs, and other conveniences, with a further selection available in Chesterfield town centre, just a short drive away. The area is well regarded for its reputable schools, making it ideal for families. Excellent transport links include convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Nearby parks and walking routes provide excellent outdoor opportunities, with the Peak District also within easy reach. This property offers an ideal home for couples, first-time buyers, or small families. The property is entered via a front side door into a porch, which leads into the living room. This is a well-proportioned front-facing space, featuring a fireplace and partial wall panelling. From here, the accommodation flows into the dining room, which also provides access to the staircase. The dining room offers ample space for family dining and benefits from sliding doors opening onto the rear garden. The dining room opens into the modern U-shaped kitchen, fitted with shaker-style units, incorporating both integrated appliances and space for freestanding appliances. A side door provides further access to the rear garden. To the first floor are two double bedrooms and the family bathroom. Bedroom one is a spacious front-facing double, while bedroom two overlooks the rear garden and benefits from a fitted storage cupboard. The bathroom is modern and part tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is an attractive and low-maintenance paved space, providing ample seating areas with shrubs and bushes around. There is also an attached external store and a shed for additional storage. To the front of the property, there is a further patio area, with on-street parking available nearby.



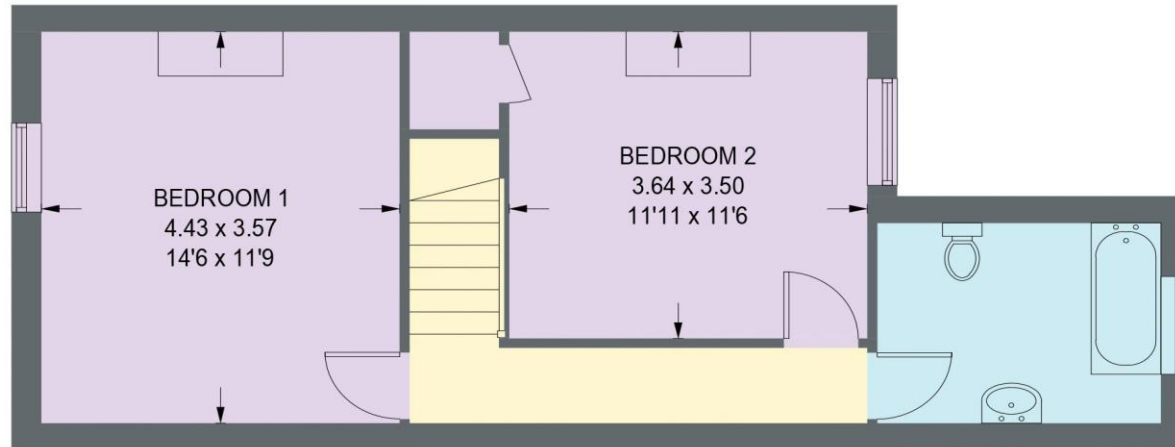


- Two Double Bedroom Semi Detached House
- Immaculately Presented Throughout
- Living Room w/ Feature Fireplace & Part-Panelling
- Dining Room with Sliding Doors into Rear Garden
- Modern U Shaped Shaker Style Kitchen
- Two Double Sized Bedrooms
- Modern Three Piece Suite Family Bathroom
- Low Maintenance Paved Garden & Store
- On Street Parking
- Council Tax Band A/EPC Rating D

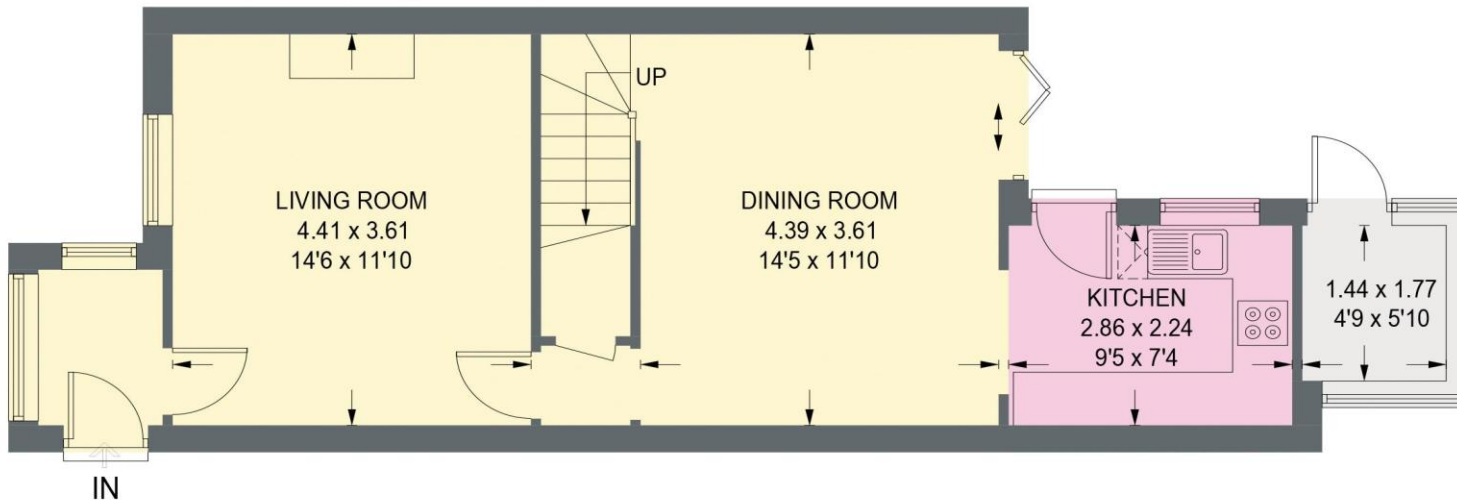


# 27 KENT STREET

APPROXIMATE GROSS INTERNAL AREA = 91.2 SQ M / 981.8 SQ FT



**FIRST FLOOR = 42.8 SQ M / 460.8 SQ FT**



**GROUND FLOOR = 48.4 SQ M / 521.0 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1311436)



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