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10 Church Street

Calow • Chesterfield • S44 5AQ

£260,000

Offered to the market is this fully modernised and very well-appointed three-bedroom semi-detached house in Calow. Situated within this popular village, offering a range of local amenities and conveniently located close to Chesterfield town centre. The property is well placed for Chesterfield Royal Hospital, as well as local schools. There are regular bus services, access to the train station and the M1 motorway, along with local green spaces and countryside walks. A perfect home for first-time buyers, couples and families alike. Entering the property, you are welcomed into the hallway. To the left is the ground floor bathroom, which has been fully modernised and tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC. To the right is the well-proportioned living room, featuring a log burner and dual-aspect windows, allowing plenty of natural light. To the rear of the hallway is the kitchen diner, fitted with modern shaker-style units providing ample storage, integrated appliances and additional space for freestanding appliances. There is also space for a small family dining table, with rear double doors opening out onto the garden. Leading off the kitchen is a small utility area, providing further space for freestanding appliances and access to the outside via a side door. The rear extension offers an additional reception room, currently used as a playroom but offering versatility as a home office if required. There is also a useful storage area and a further side door providing direct access to the garden. Upstairs are three bedrooms, with the landing also benefiting from storage. Bedrooms one and two are positioned to the front of the property. Bedroom one is a spacious double, complete with a useful storage cupboard, whilst bedroom two is another double, featuring attractive wall panelling and additional storage. Bedroom three overlooks the rear garden and is a single bedroom. Outside, the rear garden is enclosed and generously proportioned. It begins with a patio area, with steps leading up to a decked seating area with storage. To the side is a well-proportioned lawned garden. To the front of the property is a spacious pebbled driveway, providing ample off-road parking for multiple vehicles.


LOOK what I MADE!









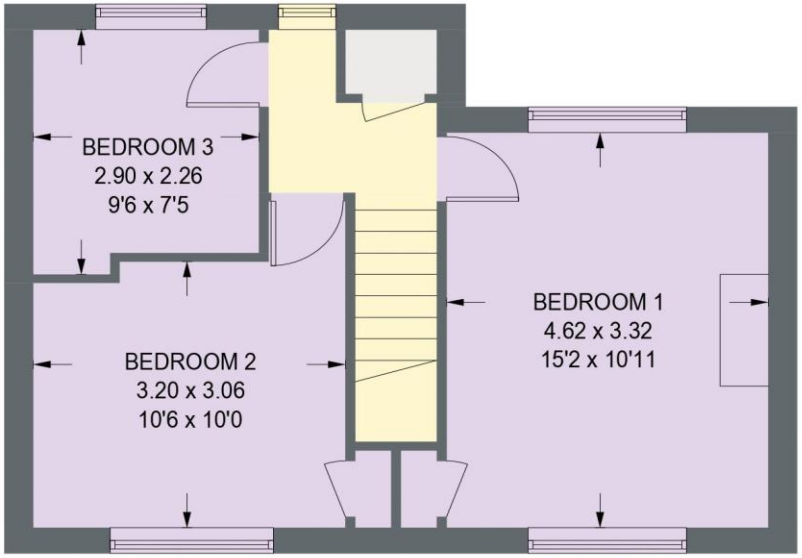
- Fully Modernised Three Bedroom Semi Detached House
- Spacious Living Room w/ Feature Log Burner
- Modern Shaker Style Kitchen Diner
- Useful Utility & Versatile Play Room
- Three Well Proportioned Bedrooms
- Three Piece Suite Ground Floor Bathroom
- Enclosed & Spacious Rear Garden
- Ample Front Driveway Parking
- Ready to Move Straight Into
- Council Tax Band A/EPC Rating D



10 CHURCH STREET

APPROXIMATE GROSS INTERNAL AREA = 89.9 SQ M / 968.2 SQ FT





GROUND FLOOR = 50.7 SQ M / 545.7 SQ FT

FIRST FLOOR = 39.2 SQ M / 422.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1348650)

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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