







18 Rose Gardens, Arkwright Town, Chesterfield, S44 5DU

- THREE/FOUR BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY PARKING
- PRINCIPAL BEDROOM WITH ENSUITE
- OFFERED WITH NO ONWARD CHAIN
- OPEN PLAN LIVING AND DINING ROOM
- VIEW NOW!

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HERE TO GET *you* THERE

Guide Price £225,000 - £235,000

*****GUIDE PRICE OF £225,000 TO £235,000*****

THREE/FOUR BEDROOM SEMI DETACHED HOUSE - NO ONWARD CHAIN - IDEAL FAMILY HOME!

Arkwright Town is a charming and well-established residential area, offering a pleasant setting for those seeking a comfortable place to call home. With its local amenities, surrounding countryside and convenient access to nearby towns and transport links, it provides an appealing balance of everyday convenience and a relaxed lifestyle.

Upon entering the property, the entrance hall provides access to the principal ground-floor accommodation. The kitchen offers ample storage and worktop space. The former garage has been converted to create a versatile additional reception room, offering flexibility for use as a family room, playroom, home office or potential fourth bedroom.

To the rear of the property is a spacious living/dining room, This generous space benefits from patio doors opening directly onto the rear garden. A convenient downstairs WC completes the ground-floor accommodation.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a private shower en-suite, adding an extra level of comfort and convenience. A family bathroom serves the first floor and is fitted with a bath and overhead shower.

Externally, the property benefits from driveway parking to the front. To the rear, the garden features a lawned area and a patio seating space.

FREEHOLD - COUNCIL TAX BAND B









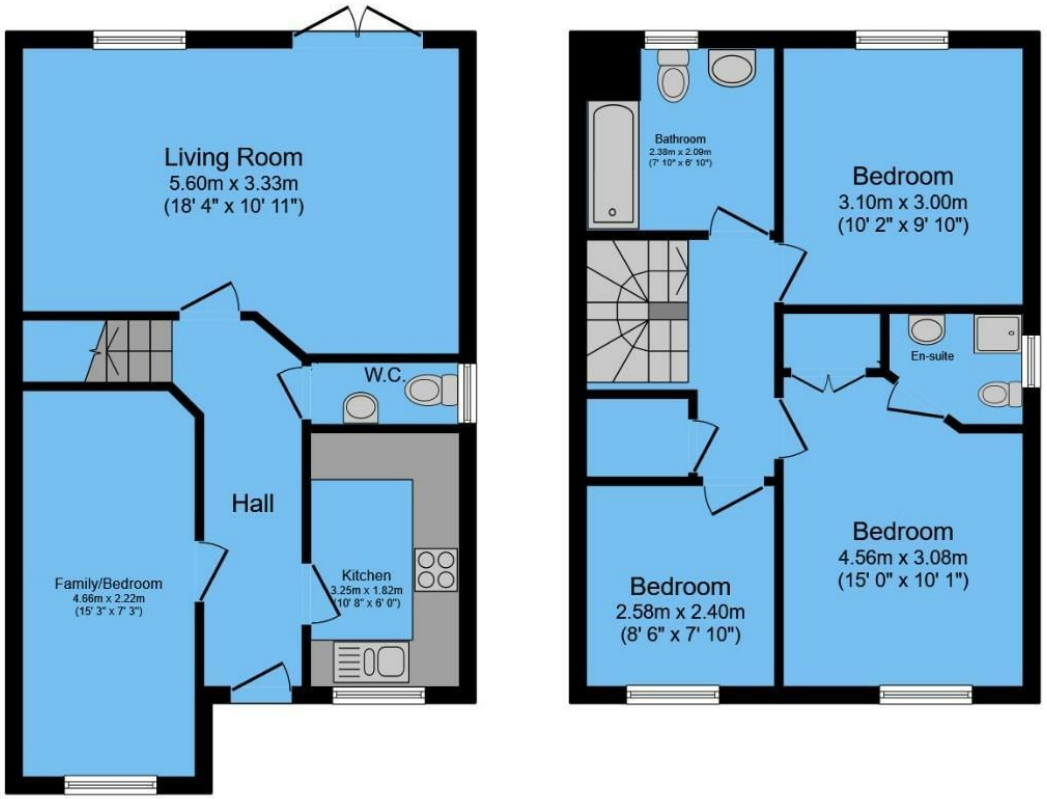


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Ground Floor **First Floor**

Total floor area 94.1 sq.m. (1,013 sq.ft.) approx

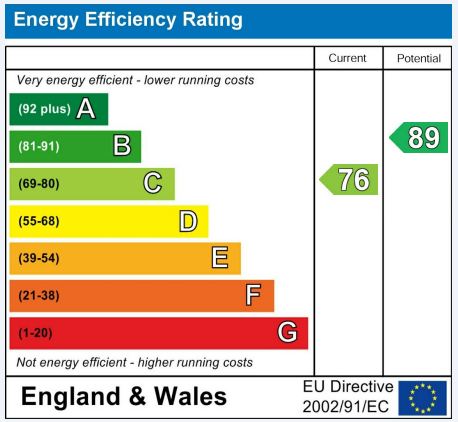
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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The Property Ombudsman