







## 32 Chapel Road

Grassmoor • Chesterfield • S42 5EL

Guide Price £135,000 to £140,000

Well-presented two-bedroom mid-terraced home located in the popular village of Grassmoor. The area is well regarded for its convenient access to everyday amenities, including local shops, schools and services, with further facilities available in nearby Clay Cross and Chesterfield town centre, both easily accessible. Transport links are excellent, with regular bus services, straightforward access to major road networks including routes to the M1 motorway, and Chesterfield train station within easy reach. The location is well served by local primary and secondary schools and benefits from nearby green spaces, parks and countryside walking routes, making the property ideal for first-time buyers, single professionals or couples. The front door opens directly into the living room, a well-maintained and front-facing reception space of good size. From here, the accommodation leads through to the dining room, which offers ample space for a family dining table and benefits from internal doors to a useful storage cupboard and access to the staircase. The dining room then opens into the kitchen, which is fitted with a U-shaped range of shaker-style units, integrated appliances and space for a freestanding fridge freezer. A door from the kitchen provides access to the rear garden. To the first floor, there are two generous double bedrooms, with one overlooking the front of the property and the other overlooking the rear garden. The bathroom is of a good size and fitted with a three-piece suite comprising a bath, wash basin and WC. Externally, the rear garden is designed for ease of maintenance and features a good-sized patio seating area along with a small section of artificial lawn. There are also two outbuildings positioned to the rear of the property, providing excellent storage. On-street parking is available to the front.





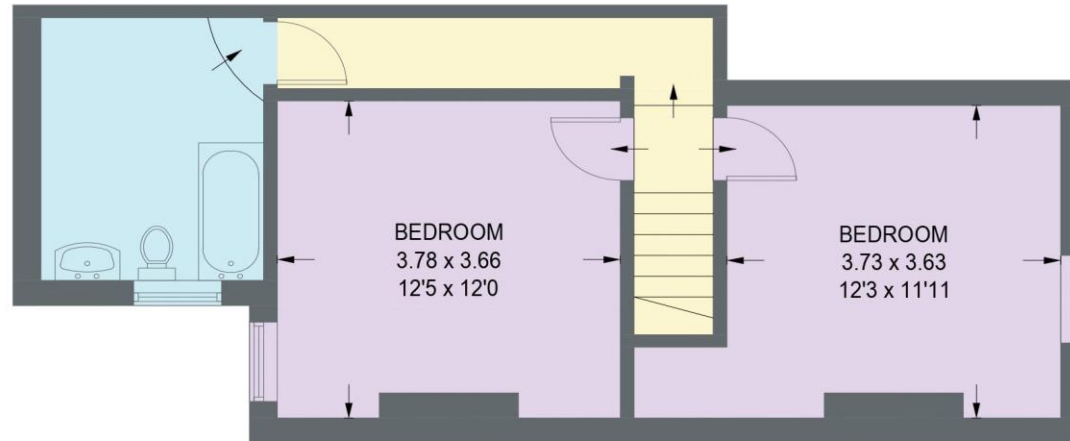
- Well Presented Two Bedroom Mid Terraced House
- Convenient Access to Everyday Amenities
- Ideal First Home or for Single Professionals
- Two Spacious Reception Rooms

- Modern Kitchen w/ Shaker Style Cupboards
- Two Double Sized Bedrooms
- Bathroom w/ Three Piece Suite
- Low Maintenance Rear Patio & Outbuildings
- On Street Parking Available to the Front
- Council Tax Band A/EPC Rating D

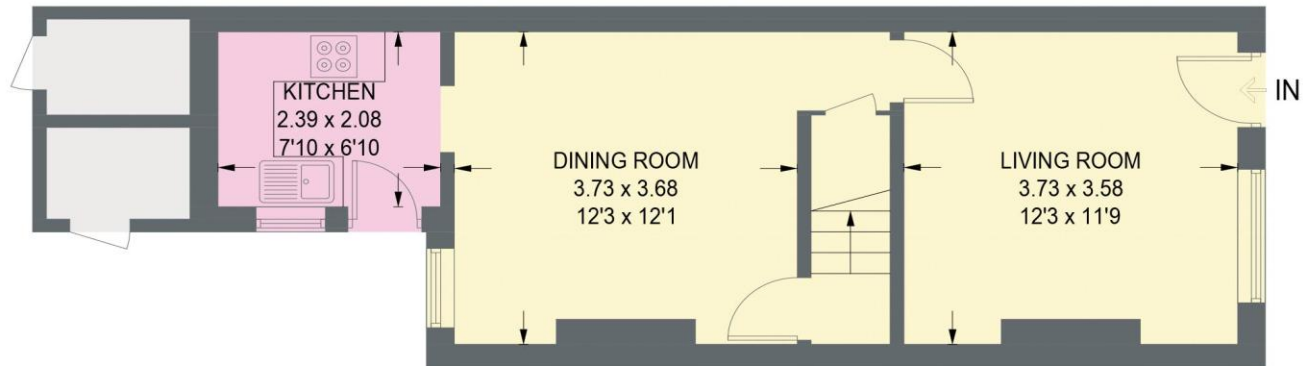


# 32 CHAPEL ROAD

APPROXIMATE GROSS INTERNAL AREA = 81.9 SQ M / 881 SQ FT  
(EXCLUDING EXTERNAL CUPBOARDS)



**FIRST FLOOR**  
**44.6 SQ M / 480 SQ FT**



**GROUND FLOOR**  
**37.3 SQ M / 401 SQ FT**

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



haus

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