



Offers In The Region Of £265,000 Freehold

110 MAIN STREET | SCARCLIFFE | CHESTERFIELD | S44 6TD

**BuckleyBrown**  
ESTATE AGENTS

\*\*NO UPWARD CHAIN \*\*

## A TIMELESS CLASSIC...

This three-bedroom home in the popular village of Scarcliffe, Chesterfield is perfect for families, first-time buyers, or anyone looking for a move-in-ready property with a modern layout. Let's take a look inside...

The ground floor offers a cosy separate living room and a spacious open-plan kitchen, dining, and living area. The contemporary kitchen features sleek units and a breakfast bar that creates a seamless divide between the kitchen and living space—ideal for entertaining. Velux windows and patio doors flood the space with natural light and open onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, all offering a blank canvas, along with a stylish three-piece bathroom suite off the landing.

Outside, steps lead to the front entrance, while the rear garden is low-maintenance, mainly laid to lawn with a paved seating area—perfect for relaxing or outdoor dining. A beautifully updated home that balances comfort, style, and practicality.

Not to mention to the rear of the garden there is an outhouse which is ready to serve as study, bar, additional storage or whatever suits your desires.

Call now to arrange a viewing!





#### Hall

Entrance hallway with access into;

**Dining/Kitchen/Living Room 25'3" x 27'1"**

A bright, modern open-plan kitchen, dining, and living area featuring a fully equipped kitchen with a sleek breakfast bar that seamlessly divides the space. The layout offers generous room for furniture, with Velux windows and patio doors that flood the area with natural light and open onto a rear garden. A separate living space adds flexibility and comfort. Additional cupboard for storage.

**Living Room 11'11" x 11'10"**

Separate reception room with ample space for your desired furnishings, fitted with a window to the front.

#### Landing

Window to the rear elevation and leading access to;

**Bedroom One 13'8" x 12'0"**

Carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Two 11'10" x 12'0"**

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

**Bedroom Three 7'4" x 8'11"**

Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bathroom 6'10" x 5'1"**

Three piece suite comprising of a hand wash basin, low flush wC and a bath with an overhead shower. Fitted with stylish tiling and a window to the rear.



#### Outside

Steps leading up to the front door with decorative shrubs either side. Enclosed rear garden which is mainly laid to lawn with a paved seating area and hedge/fence surround. To the rear of the garden you will also find an outhouse/shed - perfect for whatever suits your needs.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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