







94 Woodyard Avenue

Tapton • Chesterfield • S41 7WB

Guide Price £250,000 to £260,000

A modern three-bedroom semi-detached home located in the desirable area of Tapton, on the outskirts of Chesterfield. Offering excellent access to walking and cycling routes, local amenities, the nearby train station, and Chesterfield town centre, Tapton is a popular choice for first-time buyers, couples, small families, and professionals. Well-rated schools in the surrounding area further add to its appeal. Stepping inside, you are welcomed into a small hallway with useful storage space, which opens into the open-plan living layout. To the right is the bright living room, offering ample seating space, which flows naturally into the dining area, large enough for a dining table, and featuring both an opening door and bi-fold doors leading out to the side garden. To the left of the hallway is the modern fitted kitchen, complete with contemporary cabinetry, integrated appliances, and a central island providing additional seating and worktop space. The ground floor also includes a further storage cupboard and a modern WC. Upstairs, the main double bedroom is positioned at the front of the home and benefits from a tiled ensuite comprising a walk-in shower, sink, and WC. The second double bedroom also faces the front, while the third bedroom, ideal as a child's room or home office, overlooks the side garden. The family bathroom is modern, fully tiled, and fitted with a three-piece suite including a sink, WC, and bath with overhead shower. Externally, the enclosed garden sits to the side of the property and features a patio area leading onto an easy-to-maintain artificial lawn. Off-street parking is available at the front.





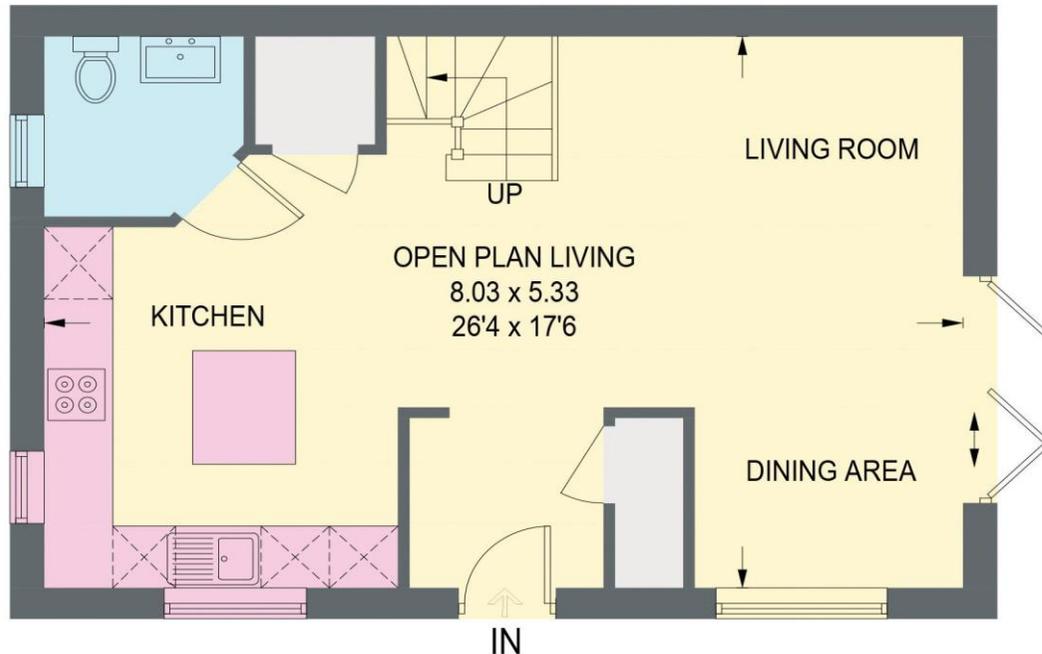
- Modern Three Bedroom Semi Detached House
- Convenient Access to Chesterfield Town Centre
- Open Plan Living & Dining Space w/ Bi-Fold Doors
- Modern Fitted Kitchen w/ Island
- Main Double Bedroom w/ Ensuite
- Two Further Good Sized Bedrooms
- Tiled Three Piece Suite Bathroom
- Enclosed Side Garden & Patio
- Off Street Parking
- Council Tax Band B/EPC Rating B



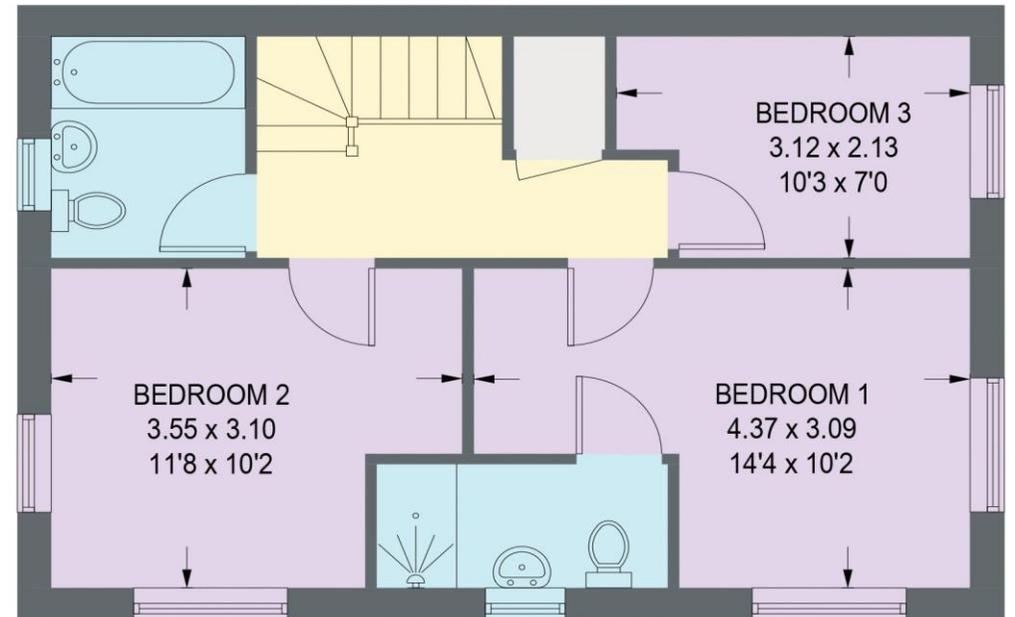


94 WOODYARD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 85.4 SQ M / 918.8 SQ FT



GROUND FLOOR = 42.8 SQ M / 460.6 SQ FT



FIRST FLOOR = 42.6 SQ M / 458.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1275761)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535