







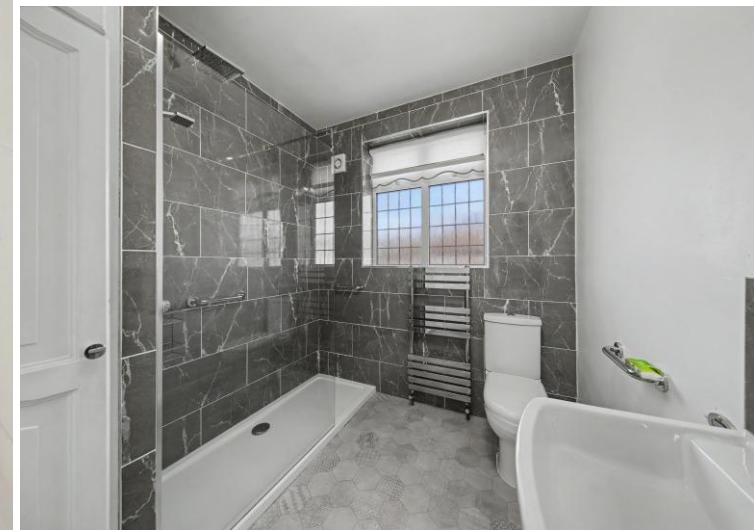
10 Grangewood Road

Grangewood • Chesterfield • S40 2TE

Guide Price £230,000 to £240,000

Guide Price £230,000 to £240,000 Welcome to this three-bedroom detached home, offered to the market with no upward chain and situated in the popular area of Grangewood, Chesterfield. The property enjoys a convenient location close to a range of local amenities, highly regarded schools, and excellent transport links. Chesterfield town centre is easily accessible, providing a wider selection of shopping, leisure, and dining facilities, while the M1 motorway and Chesterfield train station offer excellent connectivity for commuters. Queens Park is nearby, providing attractive green space and recreational opportunities, while the Peak District is just a short drive away. Offering excellent potential to personalise and update, this property presents an ideal opportunity for couples and families looking to create a home of their own. The property is entered via a welcoming hallway, which benefits from useful built-in storage. To the right is the living room, a spacious and light-filled reception room featuring a bay window and a fireplace, creating an attractive focal point. A door leads through to the conservatory, which provides a further private seating area and benefits from a side door opening onto the rear garden. Positioned at the rear of the property is the kitchen diner. The kitchen is fitted with a modern U-shaped range of units, incorporating integrated appliances and offering space for a small dining table. A useful storage cupboard is also located within the room. From the kitchen, a side door provides access to the attached car port, which offers additional storage or covered parking and benefits from direct access to the rear garden. To the first floor are three bedrooms and the shower room. Bedrooms one and two overlook the rear garden and are both generously sized double rooms. Bedroom three is positioned at the front of the property and features a bay window, making it an ideal single bedroom, nursery, or home office. The shower room is modern and part tiled, fitted with a three-piece suite comprising a walk-in shower enclosure, wash basin, and WC. Additional storage is also available within the room. Externally, the rear garden is private and enclosed, offering a blank canvas for buyers looking to create their own outdoor space. Predominantly paved for ease of maintenance, it is bordered by mature shrubs and planting, providing a pleasant level of privacy. To the front of the property, mature trees enhance the setting, while a generous driveway provides off-road parking and leads to the attached car port.



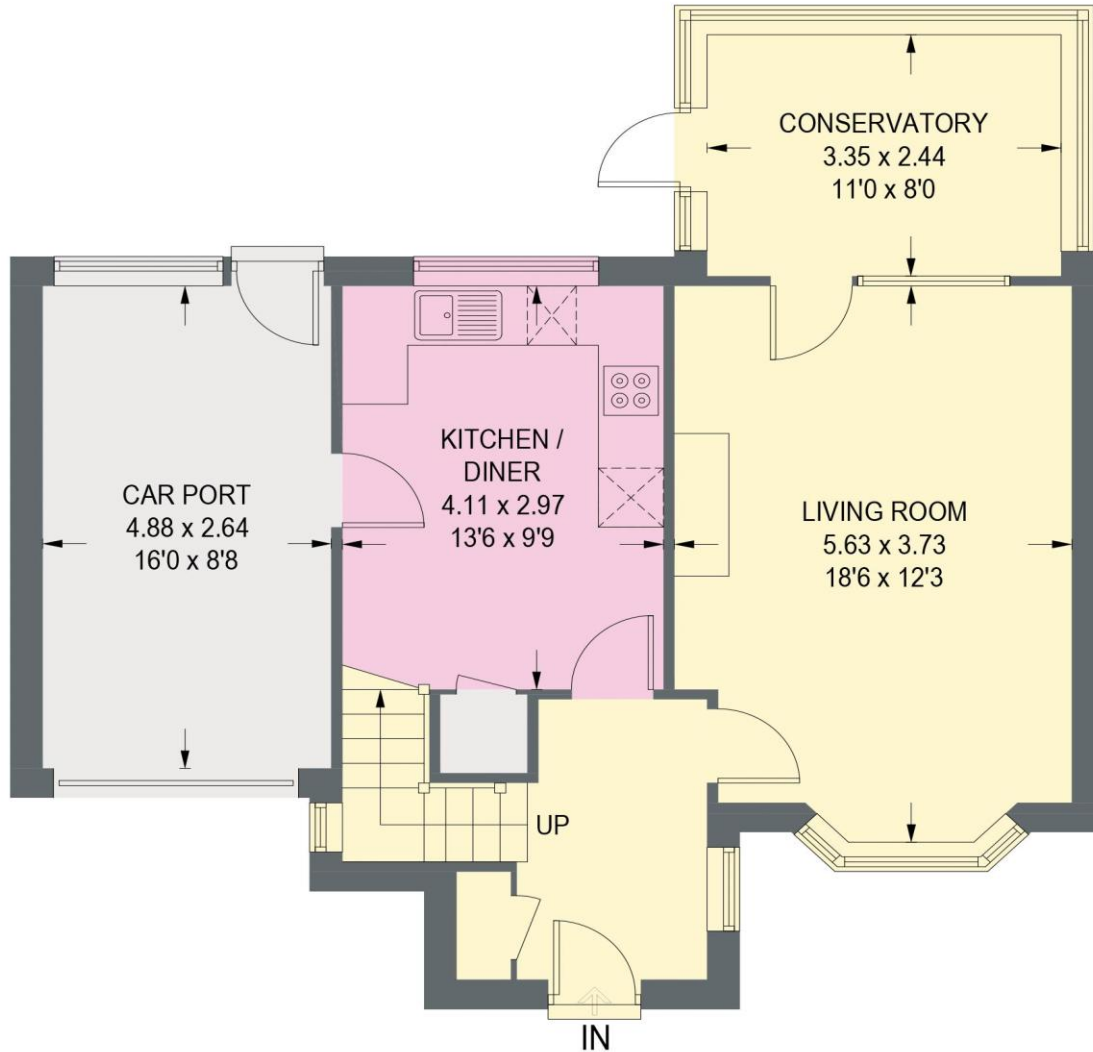


- Offered with No Upward Chain
- Three Bedroom Detached House - Ready to Make your Own
- Ideal Location w/ Local Amenities & Transport
- Spacious Bay Windowed Living Room & Separate Conservatory
- Modern U Shaped Kitchen Diner
- Three Well Proportioned Bedrooms
- Modern Three Piece Suite Shower Room
- Enclosed Low Maintenance Rear Garden
- Front Driveway & Attached Carport
- Council Tax Band B/EPC Rating D

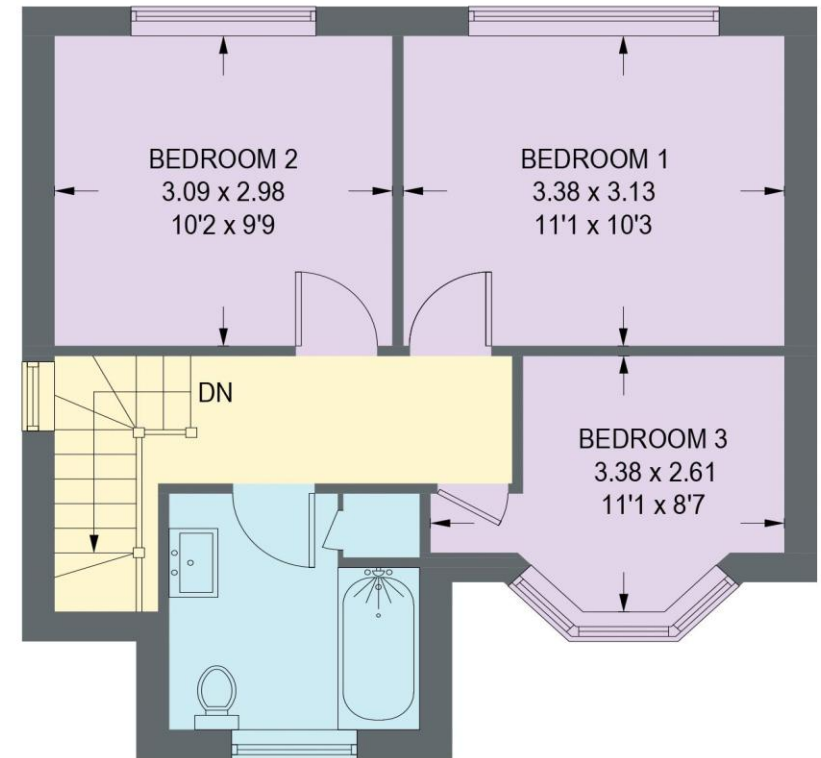


10 GRANGEWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 100.2 SQ M / 1078.3 SQ FT



GROUND FLOOR = 61.8 SQ M / 665.5 SQ FT



FIRST FLOOR = 38.4 SQ M / 412.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1319716)

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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