







17 Old School Lane

Calow • Chesterfield • S44 5UE

Guide Price £260,000 to £270,000

A well-presented three-bedroom semi-detached home located in the popular village of Calow. The area benefits from a good range of nearby amenities including local shops and cafés, as well as schools suitable for families. Transport links are excellent, with easy access to the M1, local bus routes and Chesterfield Train Station only a short distance away. Chesterfield Royal Hospital is also conveniently close by, and the surrounding green spaces make this an appealing location for couples and small families. The property opens into a small front porch that provides access to the downstairs WC. From here, you enter the hallway, with the living room positioned to the right. This is a spacious reception room featuring a storage cupboard and a characterful fireplace. The living room flows into the dining room, an ideal space for seating, which in turn opens into the kitchen. The kitchen is fitted with shaker-style cupboards, integrated appliances and additional space for freestanding items. From the dining room, a door leads into the extended garden room. A bright and versatile third reception space with double doors opening out to the rear garden. Upstairs, the main bedroom is a generous double overlooking the rear garden and benefits from an air-conditioning unit. Bedroom two is another good-sized double facing the front, while bedroom three is a single room positioned at the front, ideal as a child's bedroom or home office. The family bathroom is fully tiled and features a three-piece suite including a bath with shower over, sink and WC. Outside, the rear garden is private and easy to maintain, beginning with a patio area at the top and steps leading down to a lower patio section. To the front, the property offers a pebbled area alongside a paved driveway and an attached single garage.



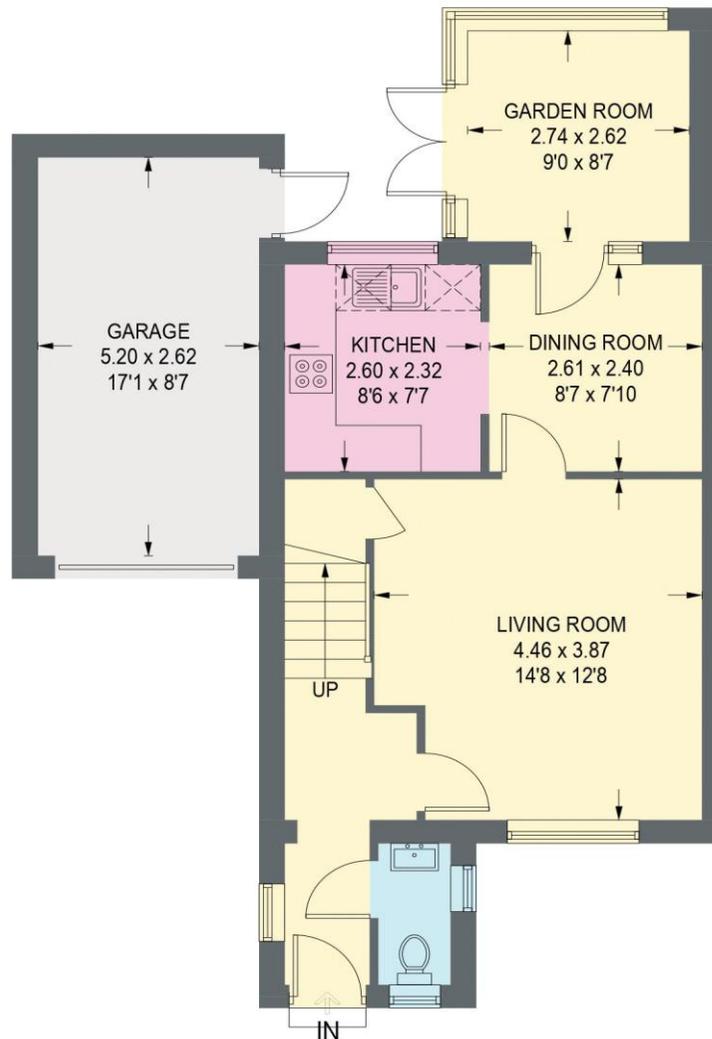


- Well Presented Three Bedroom Semi Detached House
- Close to Local Amenities & Royal Hospital
- Ideal for Couples or Small Families
- Spacious Living Room w/ Feature Fireplace
- Dining Room Opening into Shaker Style Kitchen
- Extended Garden Room
- Three Well Proportioned Bedrooms
- Low Maintenance Patio Rear Garden
- Driveway Parking & Attached Single Garage
- Council Tax Band C

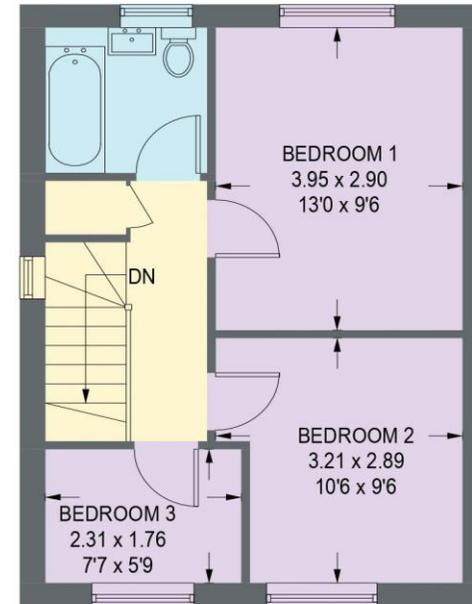


17 OLD SCHOOL LANE

APPROXIMATE GROSS INTERNAL AREA = 95.0 SQ M / 1022.8 SQ FT



GROUND FLOOR
59.8 SQ M / 644.1 SQ FT



FIRST FLOOR
35.2 SQ M / 378.7 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1283325)

