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4 California Lane

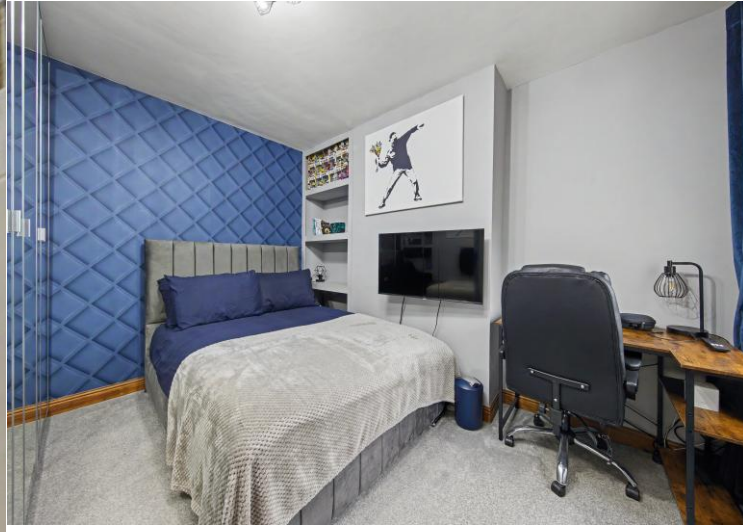
Barlborough • Chesterfield • S43 4EZ

£180,000

Welcome to this deceptively spacious two double-bedroom end-terraced home with an additional attic room, situated in the popular village of Barlborough. The property enjoys convenient access to a range of everyday amenities within the village, while further shopping, leisure and dining facilities can be found in nearby Clowne and Chesterfield town centre. For those who enjoy the outdoors, Barlborough Country Park and the Trans Pennine Trail are both easily accessible, offering excellent walking, cycling and recreational opportunities. Commuters are particularly well catered for, with immediate access to the M1, excellent road connections and Chesterfield train station within easy reach. Offering versatile accommodation throughout, this property makes an ideal home for first-time buyers and young couples alike. Beautifully presented throughout, the property is entered directly into the dining room, a well-proportioned front-facing reception space featuring an attractive fireplace and offering an excellent area for dining and entertaining. From here, an inner hallway provides access to a useful storage cupboard before leading into the living room. This is another generously sized reception room, again benefitting from a feature fireplace and access to the staircase, creating a welcoming living space. To the rear of the property is the kitchen breakfast room. The kitchen is fitted with a modern range of shaker-style units incorporating integrated appliances alongside space for freestanding appliances. Ample storage is provided throughout, while a side external door offers direct access to the rear garden. The breakfast area provides further space for seating, making this a practical and sociable part of the home. To the first floor are two double bedrooms and the family bathroom. The principal bedroom overlooks the front of the property and is a spacious double room benefitting from fitted wardrobes and a part-tiled ensuite shower room comprising a shower cubicle, wash basin and WC. Bedroom two overlooks the rear garden and is another generous double room, also featuring fitted wardrobes. The family bathroom is spacious, modern and part tiled, fitted with an impressive four-piece suite comprising a separate shower cubicle, bath, wash basin and WC. The attic room provides valuable additional accommodation and benefits from skylights and useful storage. Currently utilised as an occasional room, it would make an ideal home office, hobby room or study. Externally, the rear garden has been designed for ease of maintenance and is fully paved, providing ample space for outdoor seating and entertaining. A rear gate gives access to the driveway, which provides off-road parking and benefits from an EV charging point. The property also enjoys the benefit of a detached storage building, offering further practicality. To the front is a well-maintained pebble garden with space for planting and shrubs, creating an attractive approach to the property.









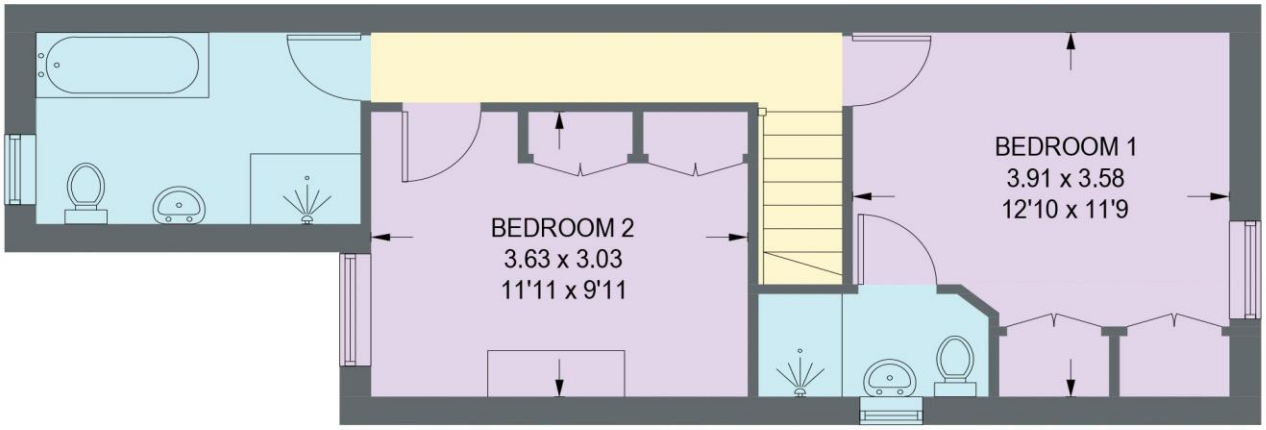


- Spacious Two Double Bedroom End Terraced House
- Popular Location w/ Great Transport Links
- Two Well Proportioned Reception Rooms w/ Fireplaces
- Modern Shaker Style Kitchen Breakfast Room
- Principle Bedroom w/ Ensuite Shower Room
- Modern Four Piece Suite Family Bathroom
- Occasional Attic Room
- Low Maintenance Patio Rear Garden
- Rear Driveway Parking w/ EV Charger
- Council Tax Band A

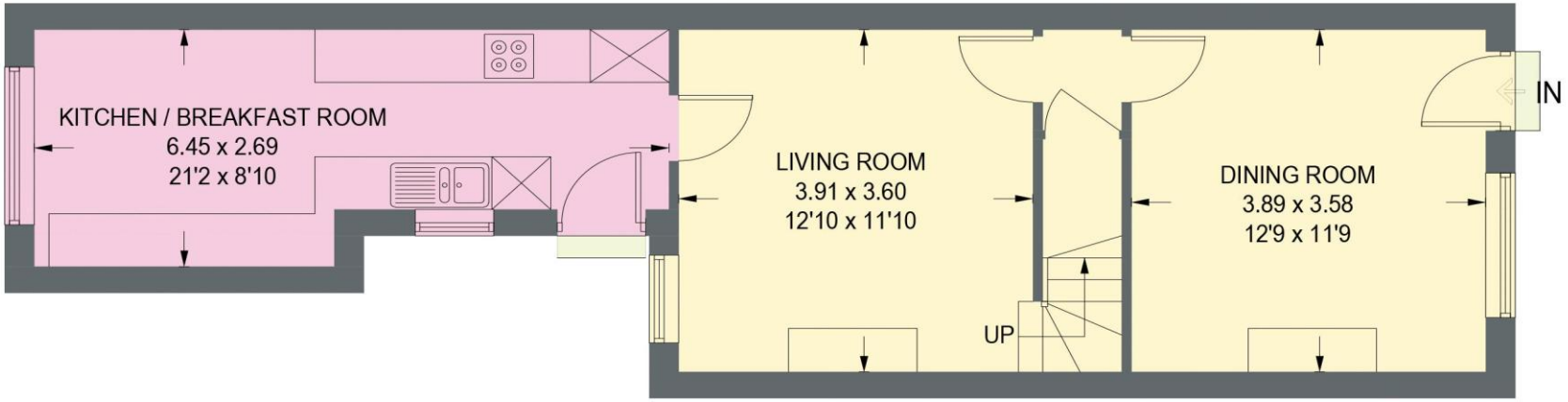


4 CALIFORNIA LANE

APPROXIMATE GROSS INTERNAL AREA = 85.9 SQ M / 924.2 SQ FT



FIRST FLOOR = 38.4 SQ M / 413.4 SQ FT



GROUND FLOOR = 47.4 SQ M / 510.7 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1349476)

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.



haus

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

01246 380 535