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ESTATE AGENTS

Marketing Preview













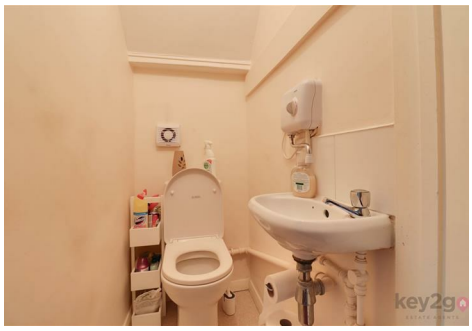


22 Ralph Road, Staveley, Derbyshire, S43 3PY

£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2




















This is a fantastic opportunity to purchase a three-bedroom family semi-detached home that is generously spacious throughout. It benefits from off-road parking for three cars, a large enclosed rear garden and downstairs WC. The property is ideally situated close to local amenities and within walking distance of local schools, as well as excellent transport links providing easy access to both Sheffield and Chesterfield.

SUMMARY

This is a fantastic opportunity to purchase a three-bedroom family semi-detached home that is generously spacious throughout. It benefits from off-road parking for three cars, a large enclosed rear garden and downstairs WC. The property is ideally situated close to local amenities and within walking distance of local schools, as well as excellent transport links providing easy access to both Sheffield and Chesterfield.

Enter into porch which features a handy storage cupboard currently being used as a pantry, door leads through to the inner hall, which is set up as a home office and provides access to the downstairs WC, the lounge, the dining room, the kitchen, and the staircase to the first floor. The lounge is a generously proportioned room with bay window to the front. The dining room offers additional living space and opens through sliding doors into the conservatory. The conservatory is bright and airy, with windows on all sides and patio doors opening out to the rear of the property. The downstairs WC is fitted with a toilet and a wash basin. The kitchen is fitted with a good range of wall and base units and comes complete with an integrated fridge, oven, hob, and extractor fan, as well as space for a washing machine.

Stairs lead up to the first-floor landing, which provides access to three bedrooms, a separate WC, and the family bathroom. Bedroom one is a spacious double bedroom with a bay window facing the front of the property. Bedroom two is another double bedroom, featuring a window overlooking the rear. Bedroom three is a single bedroom and also has a window to the front. The separate WC contains a toilet and window. Themodern bathroom is fitted with a bath that has an overhead shower and a vanity wash basin. Also includes an airing cupboard where the combi boiler is housed. The house was fully rewired when the current owners moved in.

At the front of the property, there is a driveway providing off-road parking, which extends down the side of the house.

The rear garden is enclosed and larger than average. It features a soil bed area with a path leading to one shed — this largeshed is insulated and equipped with power and lighting. There is also an 8' x 12' Rhino greenhouselawn, a pebbled section, and a dedicated patch for growing fruit and vegetables. A second shed and a second greenhouse with a pathway running between them that leads to additional areas planted with fruit and vegetables.

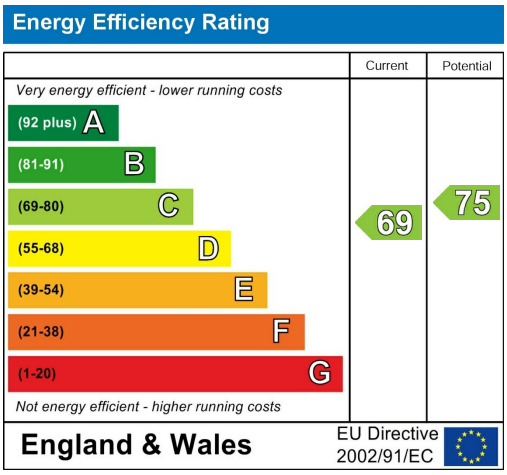
PROPERTY DETAILS

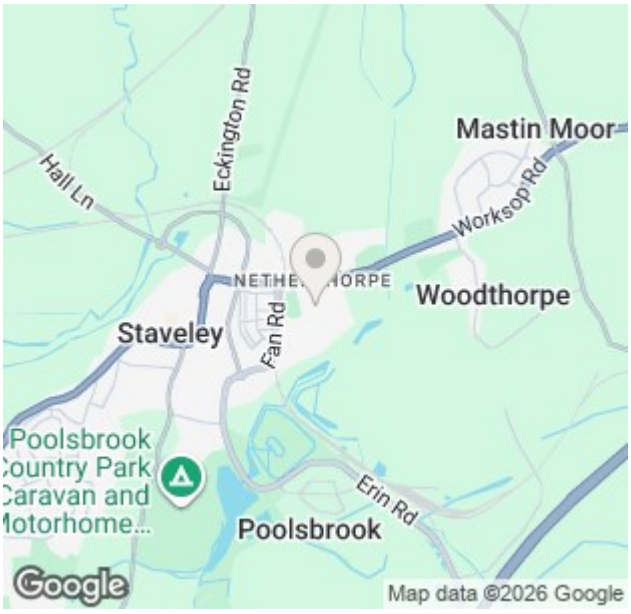
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - CHESTERFIELD COUNCIL

FOR ALL MEASUREMENTS PLEASE SEE FLOOR PLAN



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)





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