







## 2 Woodvale Close

Somersall • Chesterfield • S40 3LY

£270,000

Offered with no upward chain, this three-bedroom semi-detached home is located in the highly sought-after area of Somersall. Set on a desirable corner plot, the property enjoys excellent access to Walton's local shops and amenities, with Chesterfield town centre and the train station just a short drive away. The location also places you within easy reach of the Peak District, ideal for scenic walks, and close to reputable schools, making this an appealing opportunity for buyers looking to modernise and put their own stamp on a property. In need of updating, you are first welcomed into a front porch, which leads into the hallway. To the left is the living room, a bright and airy space with plenty of natural light. Returning to the hallway and continuing straight ahead brings you into the dining room, which includes useful storage cupboards and a window looking into the side porch. The dining room opens directly into the kitchen, arranged in a U-shaped layout with shaker-style cabinetry, fitted appliances, and space for freestanding items. From the dining room, a door leads into the side porch, providing external access as well as entry to a downstairs WC. Upstairs, the property offers three well-proportioned bedrooms. The main double bedroom overlooks the front and provides excellent space. Bedrooms two and three are both good-sized singles with views over the rear garden. The tiled shower room is fitted with a three-piece suite comprising a corner shower, sink, and WC. Outside, the rear garden is designed for low maintenance, featuring a patio area along with mature shrubs and bushes. Double doors provide access to a garden room, which is attached to the rear of the garage, offering useful additional space. To the front of the property is a lawned area along with a double driveway leading to a double garage, providing excellent off-road parking.





- Offered with No Upward Chain
- In Need of Modernisation
- Desirable Area Situated on a Corner Plot
- Bright Front Facing Living Room
- Dining Room Opening to U Shaped Kitchen
- Three Well Proportioned Bedrooms
- Modern Three Piece Suite Shower Room
- Enclosed Rear Patio Garden & Garden Room
- Double Driveway & Garage
- Council Tax Band C / EPC Rating D



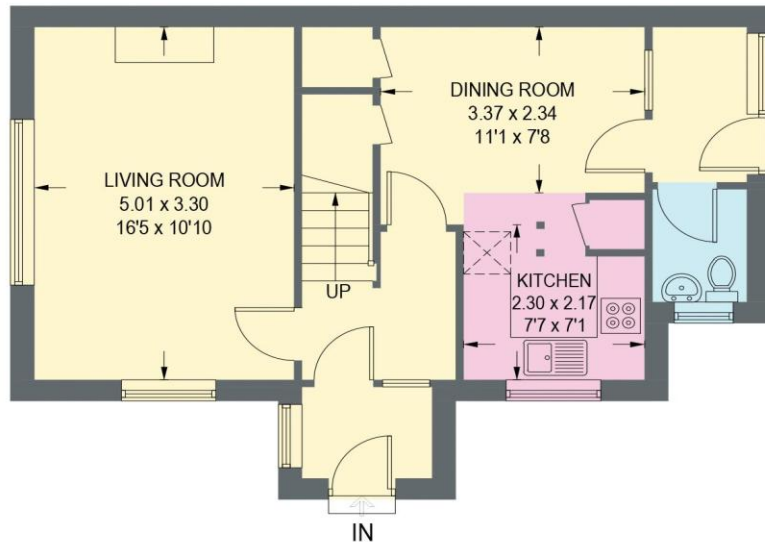


## 2 WOODVALE CLOSE

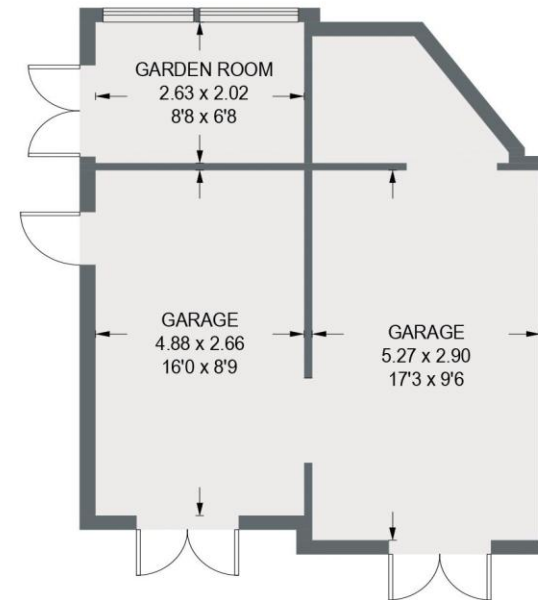
APPROXIMATE GROSS INTERNAL AREA = 122.7 SQ M / 1321.0 SQ FT  
(INCLUDING GARAGES / GARDEN ROOM)



**FIRST FLOOR = 38.8 SQ M / 417.4 SQ FT**



**GROUND FLOOR = 84.0 SQ M / 903.6 SQ FT**  
**(INCLUDING GARAGES / GARDEN ROOM)**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1289250)

