







1 Riggotts Way

Cutthorpe • Chesterfield • S42 7AW

£230,000

Offered to the market with no upward chain, this two-bedroom semi-detached home is located in the highly sought-after village of Cutthorpe. The property offers the benefits of rural living, while still providing convenient access to nearby towns and amenities. Chesterfield town centre is just a short drive away, offering a wide range of shops, cafés, and restaurants. The location is ideal for those who enjoy the outdoors, with the Peak District, Linacre Reservoir, and Holmebrook Valley Park all within easy reach. The property also benefits from excellent transport links, with straightforward access to main road routes. An ideal home for couples or small families, with further scope to extend. The front door opens into a welcoming hallway, providing access to the first floor and a useful storage area. Turning right leads into the living dining room, a spacious and light-filled reception room featuring a fireplace and French doors opening onto the rear garden. Straight ahead from the hallway is the kitchen, fitted with a modern U-shaped shaker-style layout, offering space for freestanding appliances. A door from the kitchen leads into the large garage, which benefits from an up-and-over garage door to the front as well as an additional external door. To the first floor are two double bedrooms and the shower room. The principal bedroom is a spacious front-facing double with fitted storage, while the second bedroom is another double overlooking the rear garden, also benefitting from a storage cupboard. The shower room is modern and part-tiled, fitted with a three-piece suite comprising a shower cubicle, wash basin, and WC. Externally, the property enjoys an attractive, large south-facing rear garden, beginning with a patio area ideal for seating, leading through to an area with a greenhouse and surrounded by mature trees, plants, and shrubs. To the front of the property is a driveway providing off-road parking, a lawned garden, and the attached integral garage.



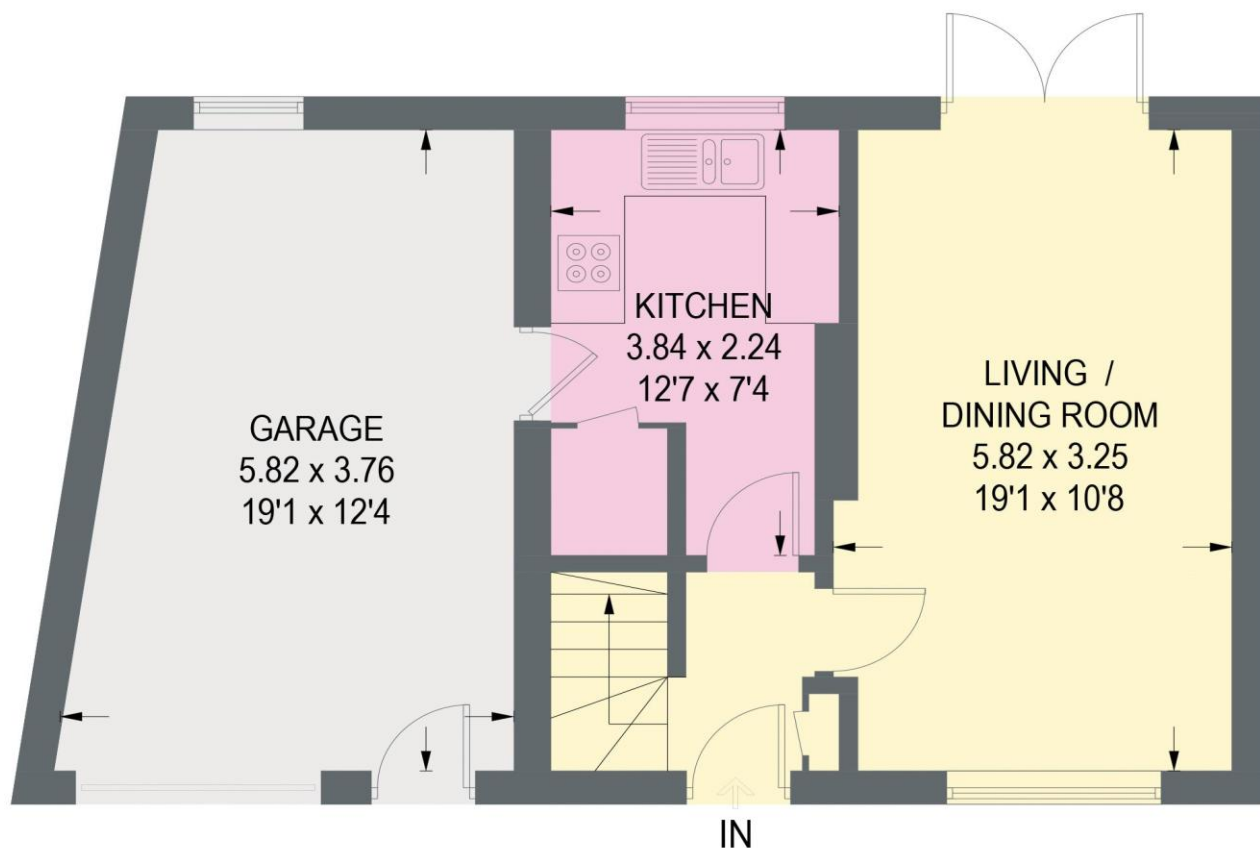


- Offered with No Upward Chain
- Two Bedroom Semi Detached House
- Short Drive to Chesterfield Town Centre
- Spacious Living Diner w/ French Doors onto Rear Garden
- Modern Shaker Style Kitchen
- Two Double Bedrooms
- Three Piece Suite Part Tiled Shower Room
- Spacious South Facing Rear Garden
- Driveway Parking & Integral Garage
- Council Tax Band B/EPC Rating C

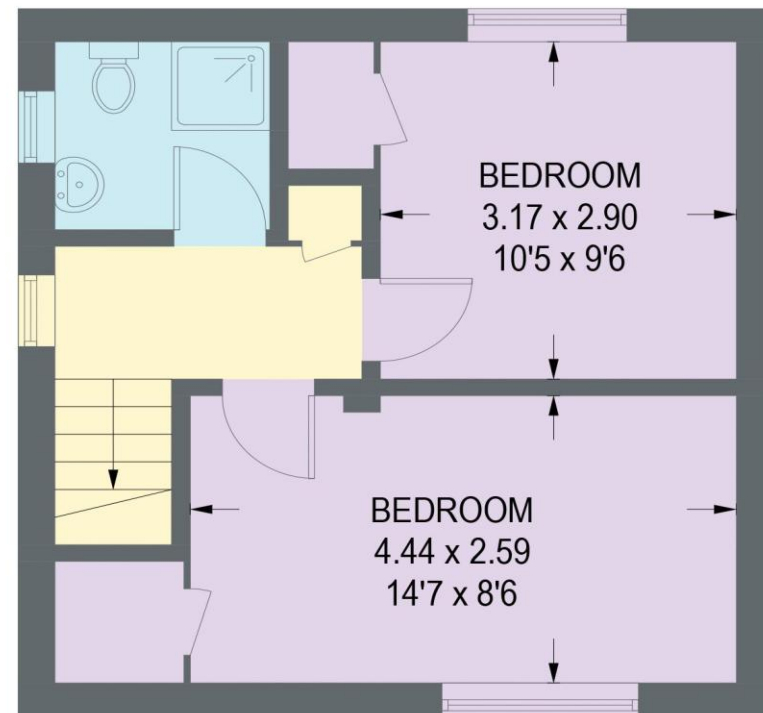


1 RIGGOTTS WAY

APPROXIMATE GROSS INTERNAL AREA = 85.9 SQ M / 925 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
53.7 SQ M / 578 SQ FT



FIRST FLOOR
32.2 SQ M / 347 SQ FT

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



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