







75 Cutthorpe Road

Cutthorpe • Chesterfield • S42 7AD

£425,000

Welcome to this three-bedroom semi-detached home, offered to the market with no onward chain and situated in the desirable village of Cutthorpe. The property benefits from a range of local amenities nearby, including village shops, cafés, pubs, and everyday conveniences, while Chesterfield town centre and surrounding areas are just a short drive away. The location is particularly popular with families, benefitting from highly regarded local schools and excellent transport connections, including Chesterfield train station, access to major road networks, and the M1 motorway. For those who enjoy the outdoors, the Peak District is within easy reach, offering an abundance of scenic walking routes and countryside attractions. This property provides an ideal home for couples and small families alike. Presented in good condition throughout and offering excellent scope for modernisation, the property enjoys an enviable position backing onto open fields. The property is entered via a side entrance into a spacious hallway. To the front is a convenient ground floor WC, with the staircase rising to the first floor. Positioned at the front of the property is the living room, a well-proportioned reception space featuring a bay window and fireplace. To the rear is the dining room, another generously sized reception room overlooking the garden. This space also benefits from a fireplace and double doors opening directly onto the rear garden, creating an ideal setting for family dining and entertaining. The kitchen is accessed from the hallway and is fitted with a modern U-shaped arrangement of shaker-style units, incorporating integrated appliances and providing ample storage and workspace. To the first floor are three bedrooms and the family bathroom. Bedroom one is a spacious front-facing room benefitting from fitted wardrobes. Bedroom two overlooks the rear garden and enjoys attractive field views, whilst also featuring fitted wardrobes. Bedroom three is positioned to the front of the property and is ideally suited as a nursery, study, or home office. The bathroom is fully tiled and fitted with a modern four-piece suite comprising a corner shower cubicle, corner bath, wash basin, and WC. Externally, the rear garden is a particularly attractive feature, offering a generous and well-maintained outdoor space. It begins with a patio seating area and provides access to the detached garage, which benefits from an open storage area to the rear. Beyond, the garden extends to a lawned area with a greenhouse and enjoys pleasant views over the adjoining fields. To the front, the property benefits from a further lawned garden, a driveway providing off-road parking for multiple vehicles, and gated access to a side car port.





• Well Presented Three Bedroom Semi Detached House

• Offered with No Upward Chain

• Spacious Living Room w/ Bay Window & Fireplace

• Further Reception Room w/ Sliding Doors to Rear Garden

• Modern Shaker Style Fitted Kitchen &

Integrated Appliances

• Two Spacious Double Bedrooms & Single Third Bedrooms

• Modern Tiled Four Piece Suite Bathroom

• Enclosed Rear Garden & Patio Backing onto Fields

• Front Driveway Parking & Further Lawn

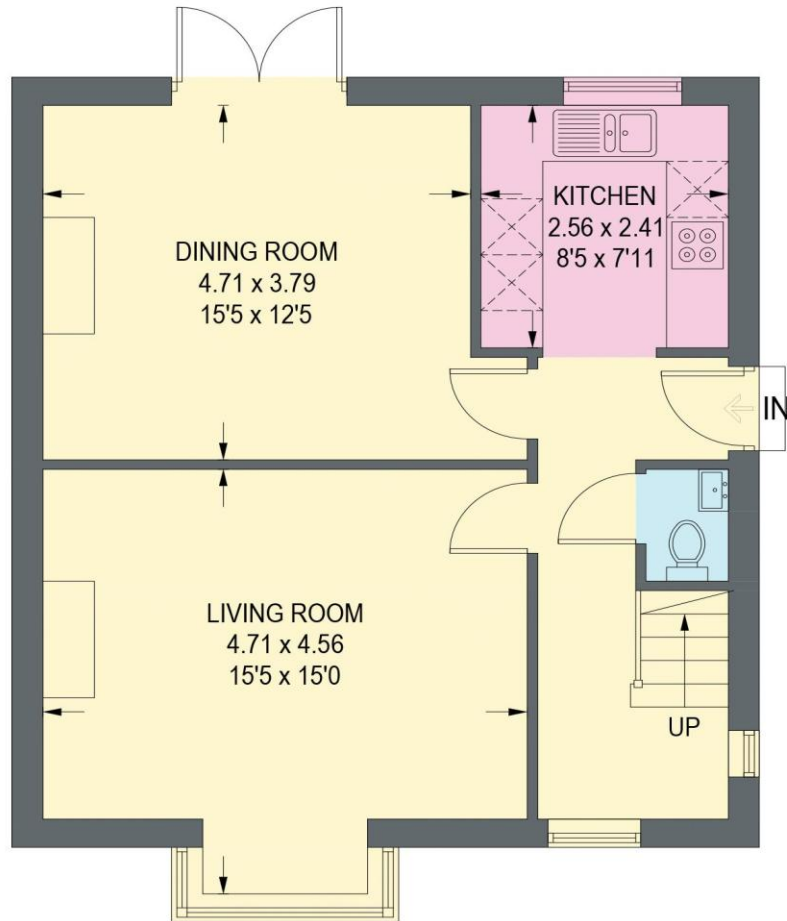
• Council Tax Band C



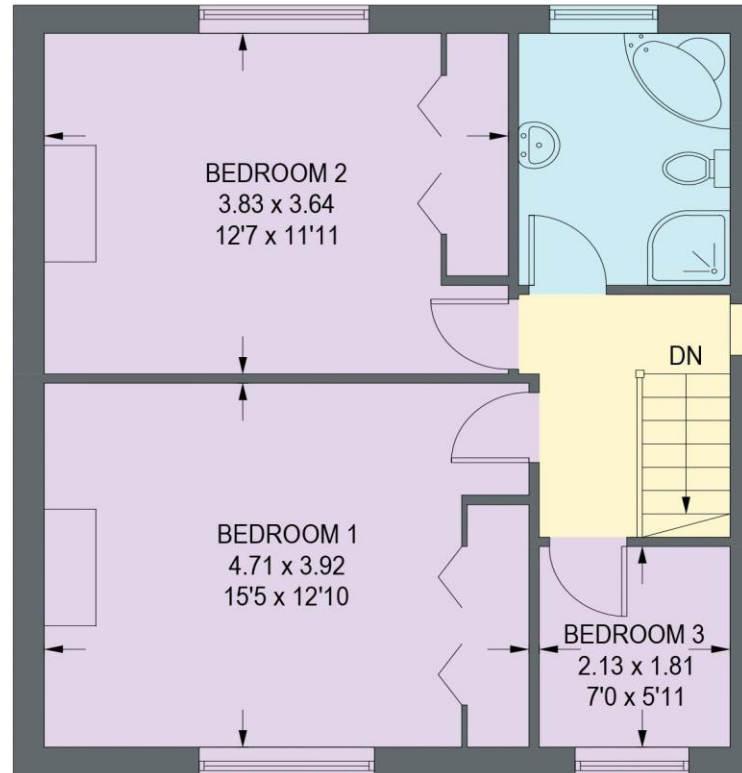


75 CUTTHORPE ROAD

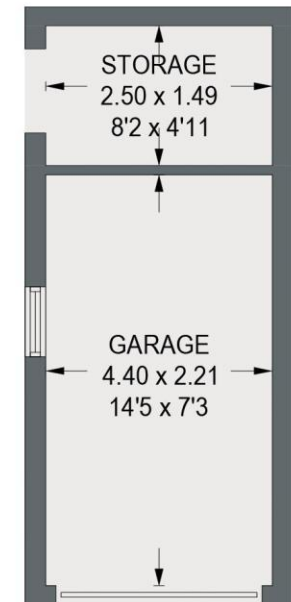
APPROXIMATE GROSS INTERNAL AREA = 115.9 SQ M / 1247.3 SQ FT



GROUND FLOOR = 65.2 SQ M / 701.5 SQ FT



FIRST FLOOR = 50.7 SQ M / 545.9 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1314887)



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