







## 7 Lower Grove Road

Chesterfield • Derbyshire • S40 1LX

£240,000

Offered with no onward chain is this very spacious two-bedroom semi-detached home with off-street parking, located in a convenient area of Chesterfield. The property benefits from excellent access to the town centre, offering a wide range of everyday amenities including shops, supermarkets, cafés and services, all within easy reach. Transport links are strong, with regular bus services, straightforward access to major road networks, and Chesterfield train station easily accessible. The area is well served by a selection of local schools and benefits from nearby green spaces and walking routes. This property would appeal to a wide range of buyers, including first-time purchasers, single professionals, couples or buy-to-let investors. The front door opens into a welcoming hallway, providing access to both the ground floor accommodation and the staircase. Turning left leads into the open-plan living and dining area. The living room is positioned at the front of the property and features a bay window along with a character brick-built fireplace housing an electric fire. This space flows into the dining room, which offers a further generous reception area ideal for entertaining or family dining. From the dining room, a door leads into the rear kitchen, fitted with a U-shaped arrangement of units, integrated appliances and space for additional freestanding appliances. There is also room for a small dining table. The kitchen benefits from an external door providing access to the side of the property, as well as an internal door leading down to the basement level, which is currently used as a utility room and offers space for further freestanding appliances. To the first floor are two bedrooms and the family bathroom. The principal bedroom is a spacious double located to the front of the property and features an open fireplace. The second bedroom is also a generous size overlooking the rear garden and benefits from fitted wardrobe storage. The family bathroom is fitted with a four-piece suite and benefits from underfloor heating, comprising a bath, separate walk-in shower, wash basin and WC. Externally, the rear garden is enclosed and well arranged. Immediately from the property is a patio area, where there is also a summerhouse providing an ideal separate home office or additional workspace. Steps lead up to a further patio area and an easy-to-maintain level lawn. To the front of the property is off-street driveway parking for one vehicle.





- Spacious Two Bedroom Semi Detached House
- Offered with No Upward Chain
- Excellent Transport Links & Walking Distance to Chesterfield Town Centre
- Open Plan Living & Dining Room w/ Bay Window
- Fitted U Shaped Kitchen & Access to Basement

#### Utility Room

- Two Generously Sized Bedrooms
- Modern Four Piece Suite Bathroom w/ Underfloor Heating
- Enclosed Rear Garden & Patio w/ Summerhouse
- Off Street Driveway Parking
- Council Tax Band A/EPC Rating D



# 7 LOWER GROVE ROAD

APPROXIMATE GROSS INTERNAL AREA = 92.5 SQ M / 996 SQ FT

BASEMENT = 12.0 SQ M / 129.0 SQ FT

TOTAL = 104.5 SQ M / 1125.1 SQ FT

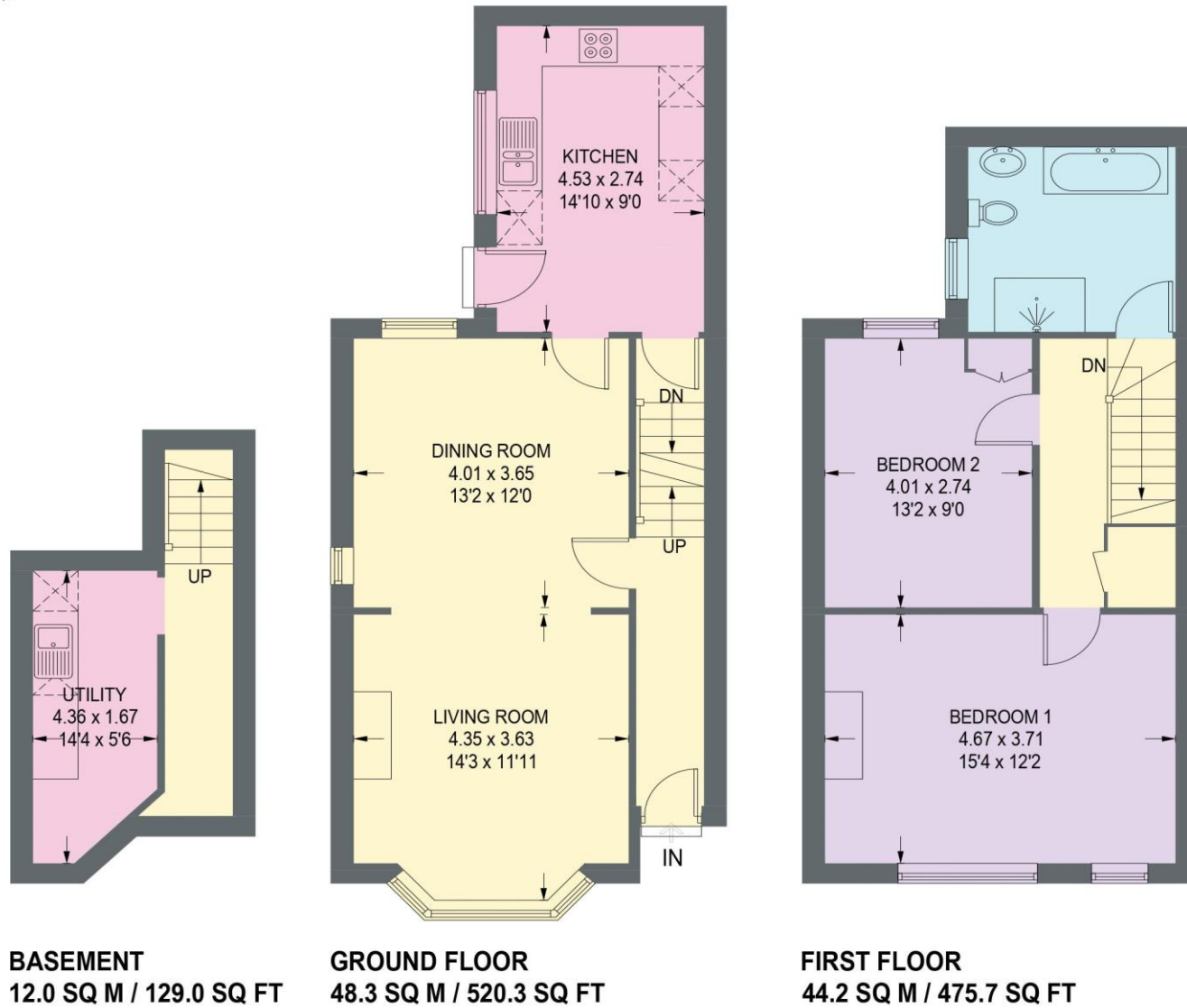


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1295449)



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