







## 16 Outram Road

Chesterfield • Derbyshire • S41 7DW

£210,000

Situated on a generous plot within a popular residential development, this well-presented two-bedroom semi-detached home offers stylish, low-maintenance living with excellent outdoor space and a detached double garage. Perfect for couples, professionals, or first-time buyers, the property enjoys easy access to a wide range of amenities and benefits from uPVC double glazing and gas central heating via a combination boiler. On arrival, a spacious driveway provides off-road parking for multiple vehicles, with lawned gardens to the front and gated access to the rear. Entry into the home leads to a welcoming entrance hallway, with a front-facing living room featuring a charming fireplace—ideal for cosy evenings and relaxed entertaining. Flowing through from the living room is the kitchen/dining area, fitted with practical storage cupboards and space for freestanding appliances. A rear door opens directly onto the garden, creating a seamless connection between indoor and outdoor living. Upstairs, the property offers two generously sized double bedrooms. The principal bedroom enjoys a front-facing aspect, while the second bedroom overlooks the garden and includes a built-in storage cupboard. A modern three-piece bathroom completes the first floor, featuring a shower over bath, wash basin, and WC. To the rear, the private garden is thoughtfully arranged with a paved patio, lawned area, and well-stocked flower and shrub beds—offering a peaceful retreat with plenty of space to relax or entertain. The detached double garage adds further versatility, ideal for secure parking, storage, or hobby use.





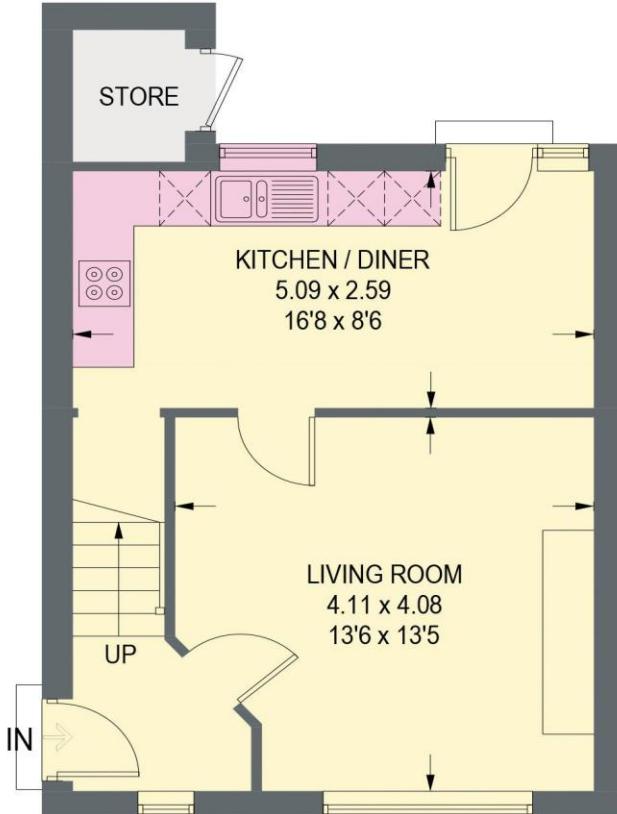
- Two Bedroom Semi-Detached
- Large Living Room
- Off Road Parking & Double Garage
- Kitchen-Diner
- Private Rear Garden
- Modern Three Piece Bathroom
- Popular Location & Close To Amenities
- Kitchen w/ Fitted Storage Cupboards & Space For Appliances
- Tenure: Freehold
- EPC Rating: D / Council Tax Band A



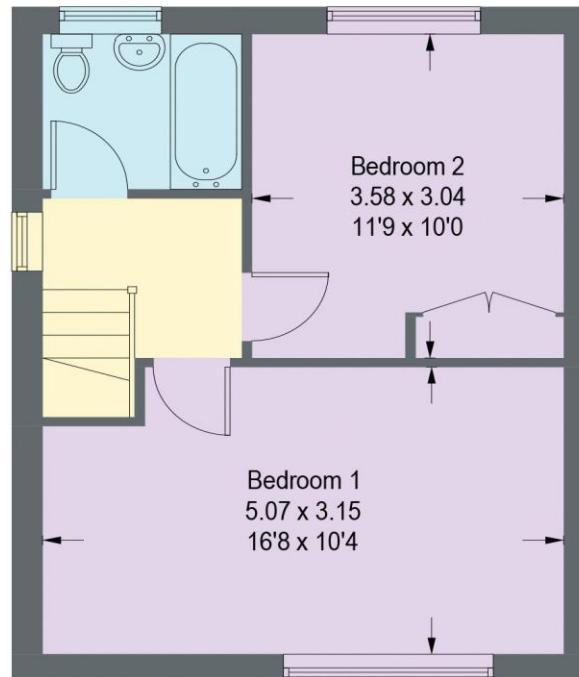


# 16 OUTRAM ROAD

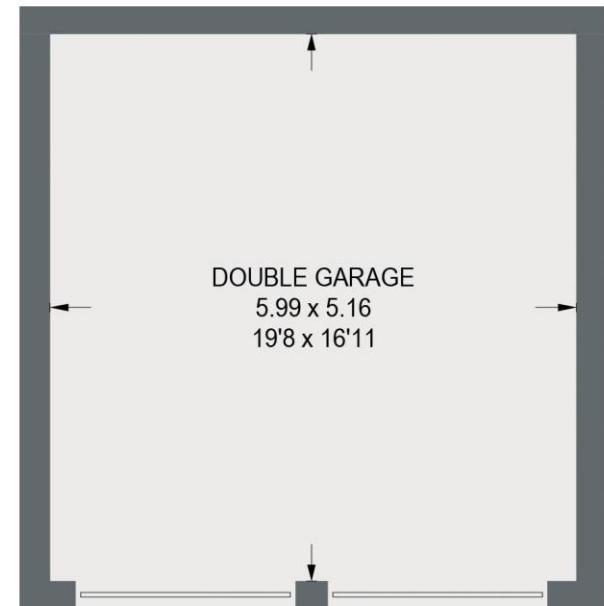
APPROXIMATE GROSS INTERNAL AREA = 101.7 SQ M / 1094.2 SQ FT  
(INCLUDING DOUBLE GARAGE / STORE)



**GROUND FLOOR**  
(INCLUDING DOUBLE GARAGE / STORE)  
67.1 SQ M / 722.0 SQ FT



**FIRST FLOOR = 34.6 SQ M / 372.2 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1235271)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**haus**

31 West Bars, Chesterfield, S40 1AG  
[chesterfield@haushomes.co.uk](mailto:chesterfield@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

01246 380 535