



77 Cotterhill Lane, Brimington, Chesterfield, S43 1NL

Saxton Mee

77 Cotterhill Lane

Brimington

£365,000

Benefitting from an exceptionally large rear garden; this superb two double bedroomed detached bungalow is enviably located on this sought after road which stands within easy reach of a good range of amenities along with easy access to the motorway network, Chesterfield town centre and it's train station.

Offered for sale with no upward chain, the property has uPVC double glazing and gas fired central heating via a Worcester Greenstar combination boiler fitted in 2018 and serviced annually. Entrance hall, nicely proportioned living room with feature fireplace, superbly equipped kitchen with AEG integrated appliances (and French style larder fridge/freezer which is included in the sale) opening through to the dining room which has twin French doors and takes full advantage of the view over the rear garden. Two excellent double bedrooms along with the excellent shower room.

Access is afforded to the loft space which is partially boarded and has a light.

Block paved driveway with ample parking for two vehicles and access to the integral garage in which is housed the central heating boiler.

Undoubtedly the exceptionally large rear garden is an important attribute set down primarily to lawn for ease of maintenance along with patio, timber garden shed, apple and pear trees.



- Superb two double bedroomed detached bungalow
- Exceptionally large garden
- Sought after residential location
- New Greenstar Worcester combination boiler fitted around 2018
- Superb dining kitchen
- Spacious living room with feature fireplace
- Block paved drive with ample parking and integral garage
- No upward chain
- EPC: D
- Council tax band:C Freehold





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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