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WELCOME TO THE MADHOUSE

you  
& me





## 14 Butterton Drive

Ashgate • Chesterfield • S40 4UW

£225,000

A beautifully modernised three-bedroom semi-detached home positioned in the well-regarded area of Ashgate. The location offers excellent access to strong local amenities, respected schools, and multiple bus routes, making it ideal for first-time buyers, couples, small families, or single professionals. Upon entering the property, you are welcomed into a small porchway with useful storage. A door then leads into the living room, a well-proportioned space featuring a media wall with fireplace and stylish wall panelling. This room also incorporates an open staircase leading to the first floor. To the rear of the home is the kitchen-diner, with a U-shaped design offering gloss-fronted cupboards, fitted appliances, and space for freestanding items. There is ample room for a dining table to the side, and a door provides access to the rear garden. Upstairs, the main bedroom is a generous front-facing double complete with fitted wardrobes. The second bedroom is also a good-size overlooking the rear garden and benefits from additional fitted wardrobes. The third bedroom is a front-facing single room, ideal as a children's bedroom, or home office. The modern family bathroom features a three-piece suite comprising a bath with overhead shower, sink, and WC. Outside, the rear garden is private, enclosed, and easy to maintain. It includes a patio area with space for seating along one side, while the opposite side offers a level lawned area. To the front of the property is a small lawned garden and a driveway running down the side of the home, providing parking for two vehicles.



Welcome to the wedding of  
*Laura & Ben*  
1st October 2011  
Please take your seats





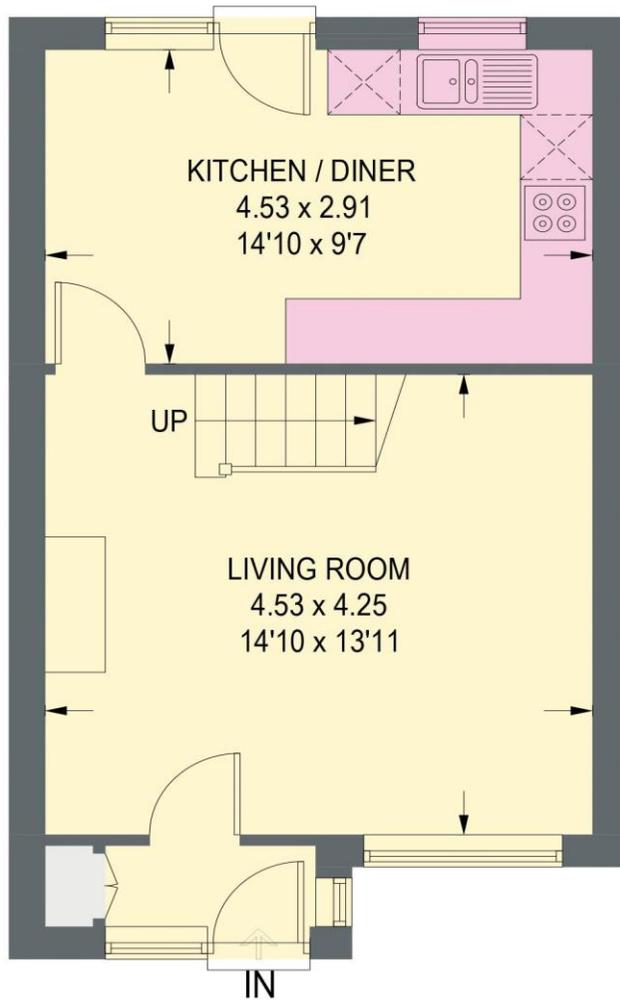
- Three Bedroom Semi Detached House
- Fully Modernised Throughout
- Ideal First Home or for Small Families
- Living Room w/ Media Wall & Open Staircase
- U Shaped Kitchen w/ Dining Area

- Three Well Proportioned Sized Bedrooms
- Modern Three Piece Suite Bathroom
- Enclosed Private Rear Garden & Patio
- Driveway Parking for Two Vehicles
- Council Tax Band B/EPC Rating C

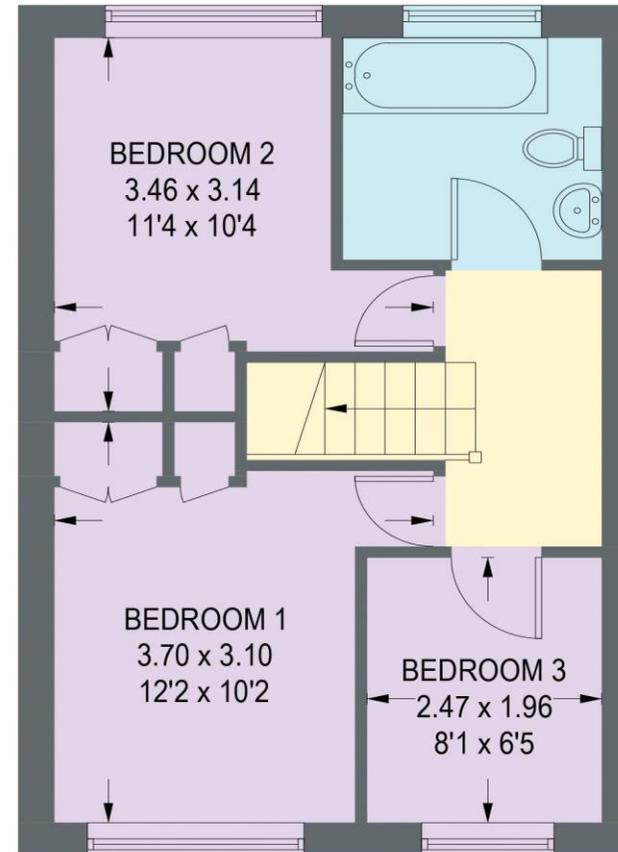


# 14 BUTTERTON DRIVE

APPROXIMATE GROSS INTERNAL AREA = 67.9 SQ M / 731.2 SQ FT



**GROUND FLOOR**  
**34.8 SQ M / 374.7 SQ FT**



**FIRST FLOOR**  
**33.1 SQ M / 356.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1280099)

