







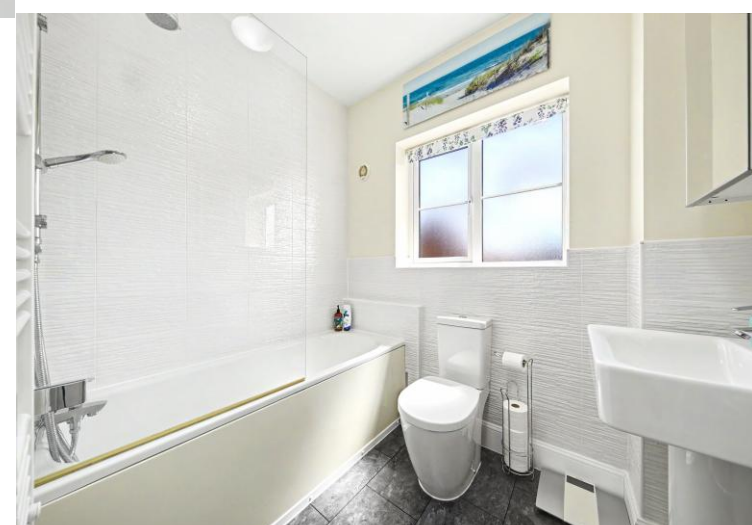
34 Manor House Court

Stonegravels • Chesterfield • S41 7GX

£400,000

Welcome to this spacious four-bedroom detached family home, situated in the convenient and well-connected area of Stonegravels. The property benefits from an excellent range of nearby amenities, including local shops, supermarkets, restaurants, cafés, and everyday services, while Chesterfield town centre is just a short walk away, offering a wider selection of retail, leisure, and dining facilities. The location is particularly appealing to families, with a number of well-regarded schools within easy reach. Excellent transport links include convenient access to Chesterfield train station, major road networks, the M1 motorway, and regular bus services. For those who enjoy outdoor space, both Queen's Park and Holmebrook Valley Park are close by, providing attractive green spaces and walking routes. This property offers an excellent opportunity for family living in a highly accessible location. The property is entered via a welcoming hallway, which benefits from useful storage and a convenient ground floor WC. Also located off the hallway is a separate study, ideal for home working, a playroom, or additional reception space. Further along the hallway is the living room, a well-proportioned reception room featuring a bay window overlooking the side of the property, creating a bright and comfortable living space. To the opposite side of the hallway is the dining room, offering ample space for family dining and entertaining. This room flows through into the modern kitchen, which is fitted with a contemporary L-shaped range of gloss units, integrated appliances, and breakfast bar seating. From the kitchen there is access to a separate utility room, providing space for freestanding appliances and an external door leading to the drive. Accessed from the dining room is the garden room, a bright and versatile additional reception space enjoying plenty of natural light. All year comfort is ensured by triple glazing and an air source heat pump/aircon unit. Double doors, along with an additional single door, provide direct access to the garden and create an excellent connection between the indoor and outdoor spaces. To the first floor are four bedrooms and the family bathroom. Bedrooms one and two are positioned to the rear of the property. Bedroom one is a spacious double room overlooking the side garden and benefits from fitted wardrobes and a modern part-tiled ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedroom two is another generous double room with views over the opposite side of the property. Bedrooms three and four are both positioned to the front and are well-proportioned single rooms, benefitting from natural light from both the front and side aspects. The family bathroom is fitted with a modern part-tiled three-piece suite comprising a bath with overhead shower, wash basin, and WC. The landing also benefits from additional loft storage. Externally, the enclosed mainly walled rear garden has been designed for ease of maintenance and family enjoyment. It begins with a patio seating area and extends along the side of the property towards a useful shed with light and power and adjacent covered storage for a barbeque, alongside a level lawn bordered by mature shrubs and planting providing privacy. To the side of the property is a detached good sized single brick-built garage and a driveway providing off-road parking for multiple vehicles.



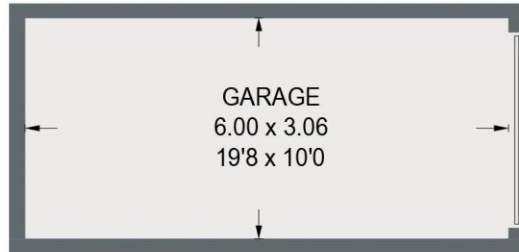


- Well Proportioned Four Bedroom Detached House
- Excellent Location w/ Local Amenities
- Generous Living Room with Feature Bay Window
- Modern Gloss Fitted Kitchen & Separate Utility
- Further Ground Floor Study & WC
- Gas-Fired CH w/ Indirect Hot Water Cylinder
- Part Tiled Family Bathroom & Ensuite
- Easy to Maintain Rear Garden & Patio
- Side Driveway Parking & Detached Single Garage
- Council Tax Band D/EPC Rating C

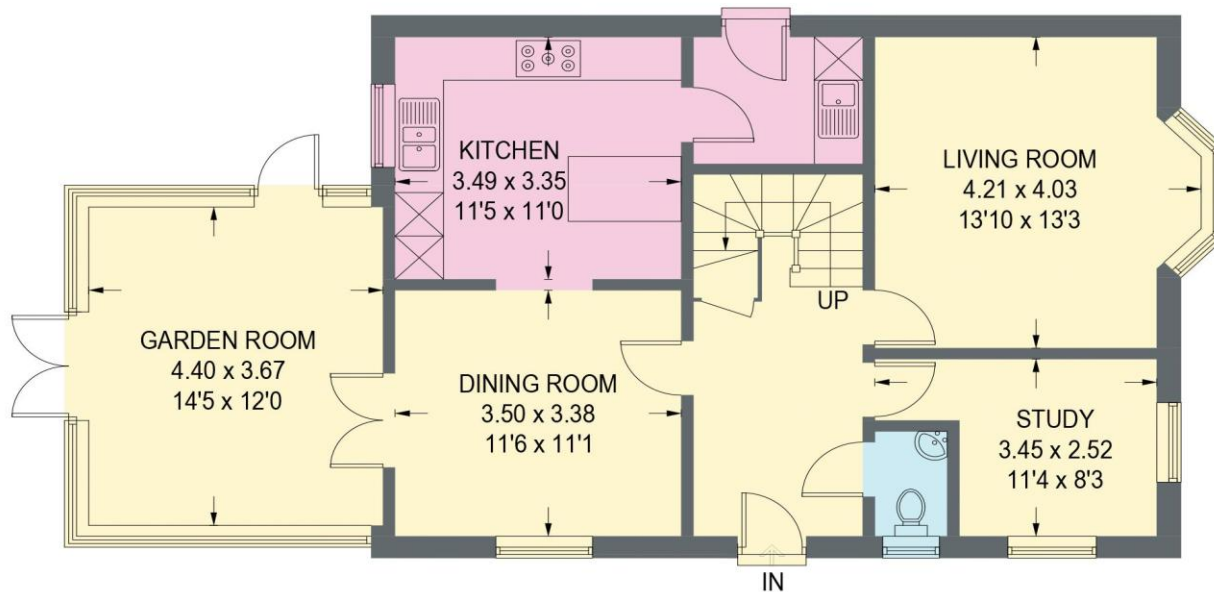


34 MANOR HOUSE COURT

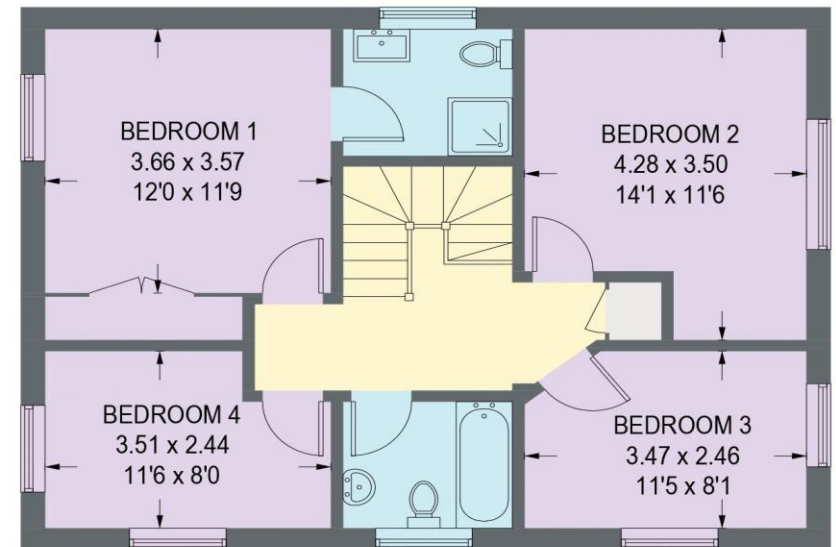
APPROXIMATE GROSS INTERNAL AREA = 161.2 SQ M / 1734.6 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR (INCLUDING GARAGE)
97.6 SQ M / 1050.1 SQ FT



FIRST FLOOR
63.6 SQ M / 684.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1316678)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535