







6 Grasscroft Close

Loundsley Green • Chesterfield • S40 4HL

£175,000

Welcome to this well-presented three-bedroom mid-terraced home, situated in the popular and well-regarded area of Loundsley Green. The property benefits from excellent access to a range of local amenities, including shops, everyday services, and well-regarded schools, making it an ideal choice for a variety of buyers. Superb transport links provide convenient access to major road networks, the M1 motorway, and Chesterfield train station. Holmebrook Valley Park is nearby, offering attractive green spaces and walking routes, while the Peak District is within easy reach for those who enjoy the outdoors. This property presents an excellent opportunity for first-time buyers, couples, and small families alike. The property is entered via a welcoming entrance hallway, which benefits from a useful storage cupboard. To the right is the living room, a spacious dual-aspect reception room enjoying views over both the front and rear of the property, allowing for an abundance of natural light throughout the day. A feature fireplace provides an attractive focal point to the room. To the left of the hallway is the kitchen diner, fitted with a modern range of shaker-style units, integrated appliances, and space for additional freestanding appliances. Offering excellent storage and ample room for a family dining table, the space is both practical and sociable. The dining area flows through to the rear hallway, where the staircase is located and access is provided back into the living room. A rear porch offers further practicality and benefits from an external door leading outside. To the first floor are three bedrooms and the family bathroom, with the landing also benefiting from additional storage. Bedroom one overlooks the rear garden and is a spacious double room featuring fitted sliding wardrobes. Bedroom two is another generous double bedroom positioned at the front of the property. Bedroom three overlooks the rear garden and is currently used as a home office, although it would also make an ideal child's bedroom, nursery, or dressing room. The bathroom is part tiled and fitted with a bath, overhead shower, and wash basin, while the WC is located separately. Externally, the principal garden is positioned to the front of the property and has been designed for ease of maintenance. The enclosed space features a patio area, decked seating area, useful outbuilding, and an artificial lawn, all accessed via a gated entrance. Off street parking is also accessed via the front of the property. To the rear is a further well-maintained open lawned area, providing additional outdoor space.





- Well Presented Three Bedroom Mid Terraced House
- Popular Area w/ Access to Local Amenities
- Spacious Dual Aspect Living Room w/ Feature Fireplace
- Modern Shaker Style Kitchen Diner w/ Integrated Appliances
- Two Generous Double Bedrooms & Single Third

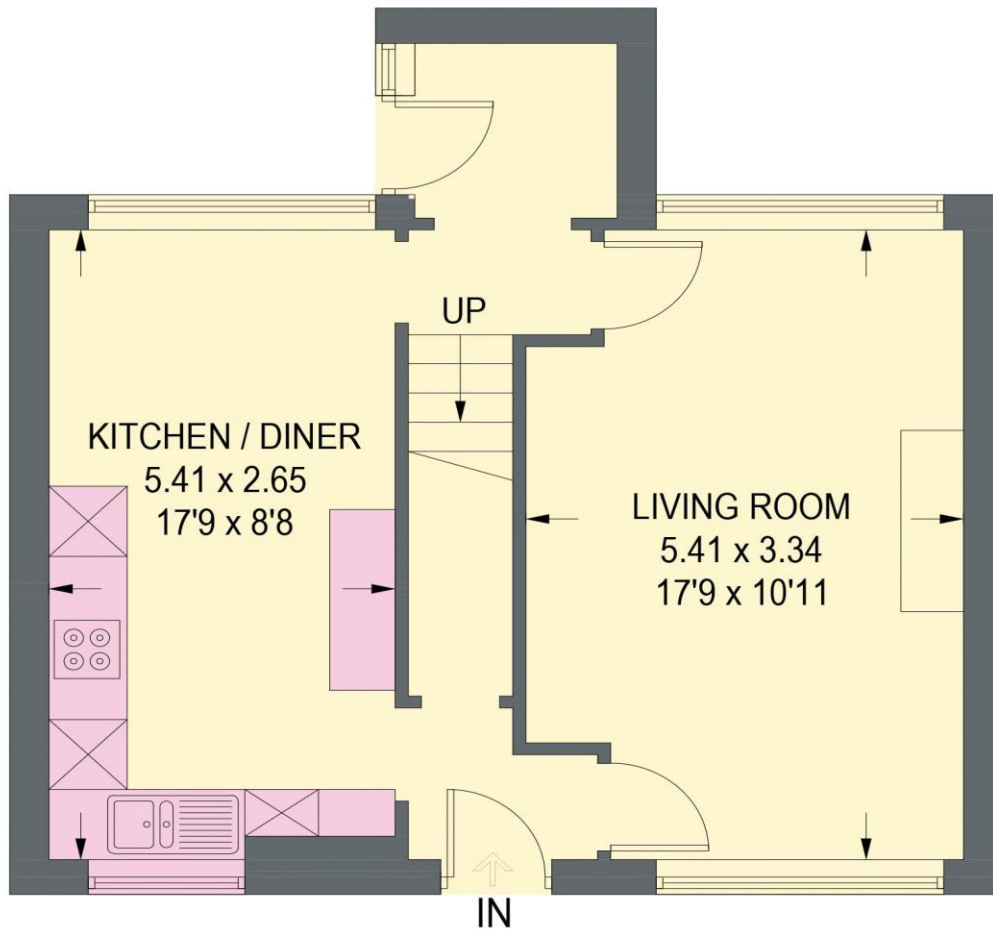
Bedroom

- Family Bathroom & Separate WC
- Enclosed Low Maintenance Front Garden w/ Decking & Storage
- Additional Rear Lawned Garden
- Off Street Parking Available
- Council Tax Band A/EPC Rating C

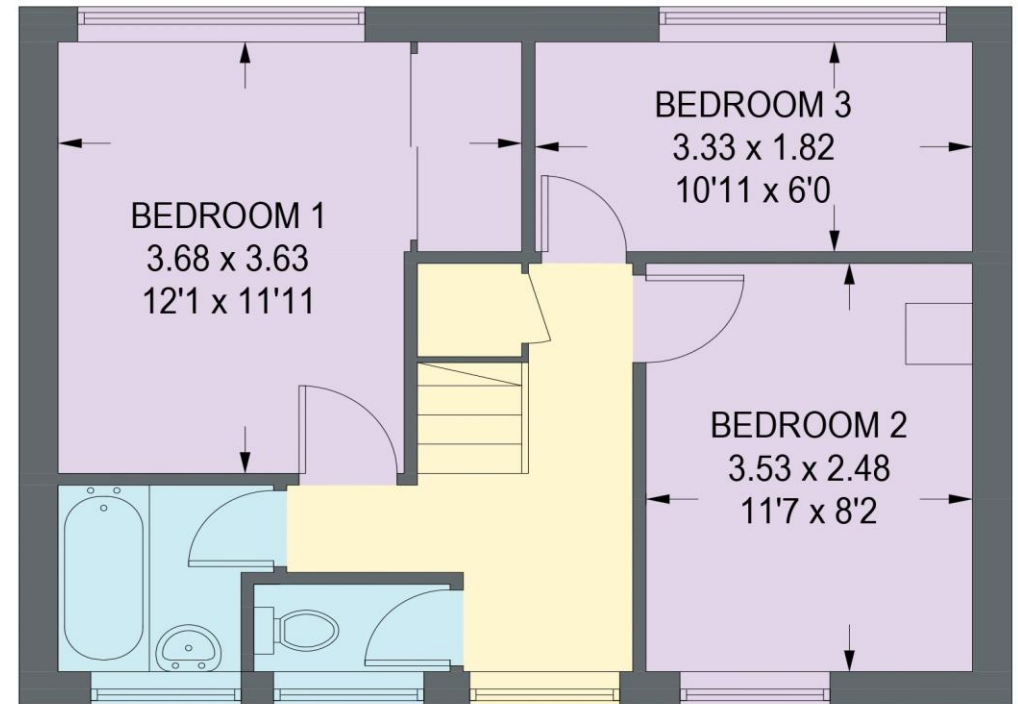


6 GRASSCROFT CLOSE

APPROXIMATE GROSS INTERNAL AREA = 78.8 SQ M / 848.1 SQ FT



GROUND FLOOR
40.3 SQ M / 434.2 SQ FT



FIRST FLOOR
38.4 SQ M / 413.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1323853)



haus

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

01246 380 535