

## Marketing Preview



**14 Laurel Close,, Eckington, Derbyshire, S21 4JD**

**£200,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



A unique opportunity to acquire this two bedroom semi-detached home, effectively extended to the rear and offering further potential to extend, subject to the necessary permissions. The property features a stunning open-plan kitchen/diner and sits on a generous plot with ample off-road parking and a good-sized rear garden. Backing onto countryside and woodland walks, it is tucked away in a quiet cul-de-sac while still offering excellent road links to Sheffield, Chesterfield, and the M1.

## SUMMARY

A unique opportunity to acquire this two bedroom semi-detached home, effectively extended to the rear and offering further potential to extend, subject to the necessary permissions. The property features a stunning open-plan kitchen/diner and sits on a generous plot with ample off-road parking and a good-sized rear garden. Backing onto countryside and woodland walks, it is tucked away in a quiet cul-de-sac while still offering excellent road links to Sheffield, Chesterfield, and the M1.

A useful porch area provides access to a bright lounge, featuring a window to the front and stairs rising to the first floor. A door leads through to the kitchen/diner, which has been extended to create a spacious open-plan area, ideal for entertaining. The stylish kitchen is fitted with a breakfast bar and ample modern wall and base units, with access to the rear garden.

Stairs rise to the first floor, offering a spacious double bedroom to the front, a second bedroom to the rear, and a stylish family bathroom.

To the front is a good-sized driveway and lawn, with access to the rear garden. The side area offers potential for further garden space or additional driveway parking. The rear garden is well presented, featuring a patio, lawn, and fenced boundaries, with countryside views backing onto quiet walks.

## PROPERTY DETAILS

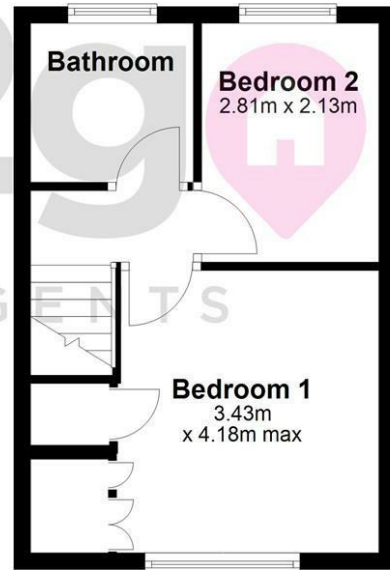
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 