



Offers In Excess Of £140,000 Freehold

3 WHISPERWOOD CLOSE | DUCKMANTON | CHESTERFIELD | S44 5HL

BuckleyBrown
ESTATE AGENTS

LOOKS LIKE HOME!...

Welcome to this beautifully presented two-bedroom mid-terrace property, located in the popular village of Duckmanton, Chesterfield, within easy reach of local shops, schools, transport links, and other excellent amenities. Offering a modern and neutral finish throughout, this home is ready to move straight into and is perfectly suited for first-time buyers, small families, or downsizers alike.

Step inside and be welcomed by a bright and inviting living room, a cosy space ideal for relaxing after a busy day or enjoying time with family and friends. Flowing seamlessly from here, the heart of the home is the open-plan kitchen and dining room. Designed with both practicality and style in mind, it features modern cabinetry, ample worktop space for cooking, and room for dining furniture to enjoy family meals or entertaining guests. Double doors lead directly out to the rear garden, creating a lovely indoor-outdoor flow. A built-in storage cupboard adds everyday convenience, while a handy ground-floor WC completes the level.

Upstairs, you will find two well-proportioned bedrooms, both light and versatile, offering space to accommodate your own furnishings. The family bathroom serves the floor, fitted with a modern three-piece suite, providing a comfortable space to relax and refresh.

Externally, the front of the property is low maintenance, with steps leading up to the front door. The home also benefits from off-street parking for added convenience. To the rear, the enclosed garden provides a private outdoor retreat with a laid lawn and a patio seating area, perfect for summer dining, entertaining, or simply relaxing. Surrounding fencing adds to the sense of privacy and security, making it a great space for all the family.

Call today to arrange a viewing!!!





Living Room 12'1" x 13'11"

With laminate flooring, stairs rising to the first floor, window to the front elevation and access into the kitchen/ dining room.

Kitchen/ Dining Room 12'1" x 7'8"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with a hood over. With a window to the rear elevation. The open plan design offers ample space for your dining furniture and hosts double doors opening onto the rear garden.

WC

With a low flush WC and hand wash basin.

Landing

With access into;

Bedroom One 12'1" x 9'8"

With carpeted flooring and a window to the rear elevation.

Bedroom Two 12'1" x 8'5"

With carpeted flooring and a window to the front elevation.

Bathroom 5'11" x 6'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin.

outside

Low maintenance frontage with steps leading up to the front door. The property also benefits from off-street parking. The rear garden offers a laid lawn, patio seating area and surrounding fences.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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