





10 Chestnut Close

Dronfield • Derbyshire • S18 1WF

Guide Price £240,000 - £260,000

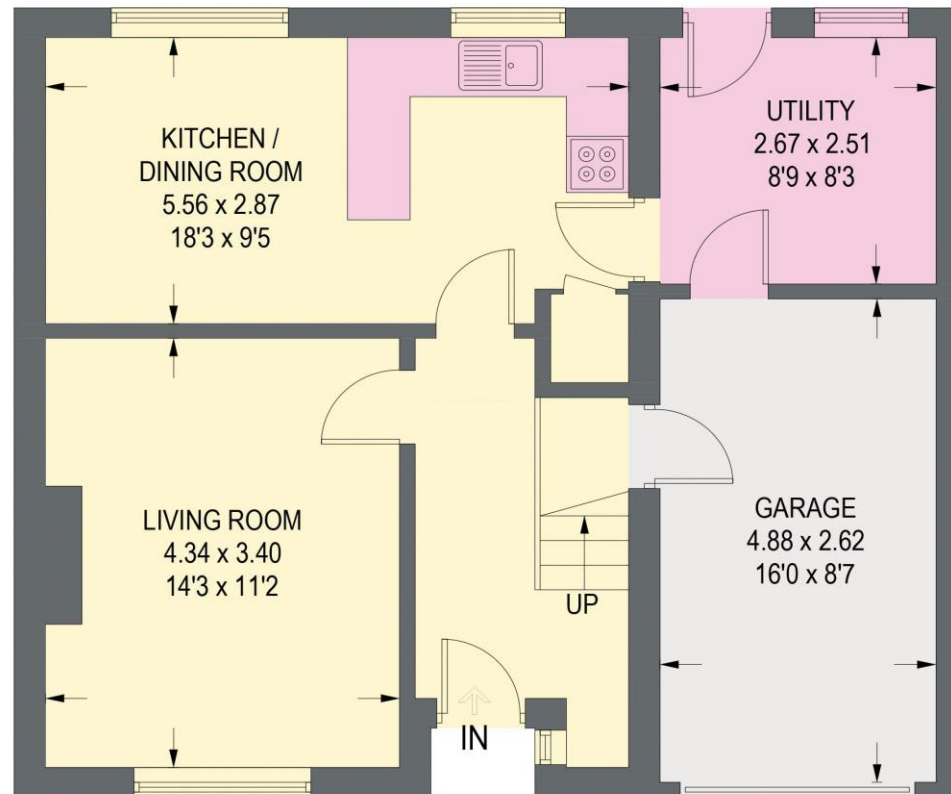
Three-Bedroom Semi-Detached Home with Lovely Rear Views – No Onward Chain. Occupying a pleasant position, this well-presented three-bedroom semi-detached home is offered to the market with no onward chain and enjoys attractive rear views, generous gardens and excellent access to local amenities and transport links. The accommodation is well planned throughout and briefly comprises a welcoming entrance hallway leading to a bright and spacious living room, featuring a large picture window that floods the room with natural light together with an attractive feature fireplace. The dining kitchen is fitted with a range of wall and base units and benefits from windows overlooking the rear garden, creating a pleasant outlook while dining. A useful built-in storage cupboard provides additional practicality. A separate utility room offers plumbing for a washing machine, a wall-mounted boiler, a sauna which is included in the sale, internal access to the attached garage and a courtesy door leading directly to the rear garden. To the first floor are three well-proportioned bedrooms together with a modern family bathroom, fitted with a white suite incorporating a separate shower cubicle. The bathroom is fully tiled and enhanced with downlighters. Externally, the property benefits from a block-paved driveway providing off-road parking and leading to the attached garage. The front garden is attractively landscaped with established shrubs and bushes. To the rear is a private enclosed garden featuring a block-paved patio, steps leading down to a lawn, a garden shed and mature hedging providing an excellent degree of privacy, together with delightful open views beyond. Chestnut Close is a sought-after road in Dronfield, well-placed for local shops and amenities, reputable schools, recreational facilities, public transport, access to the motorway and the countryside.



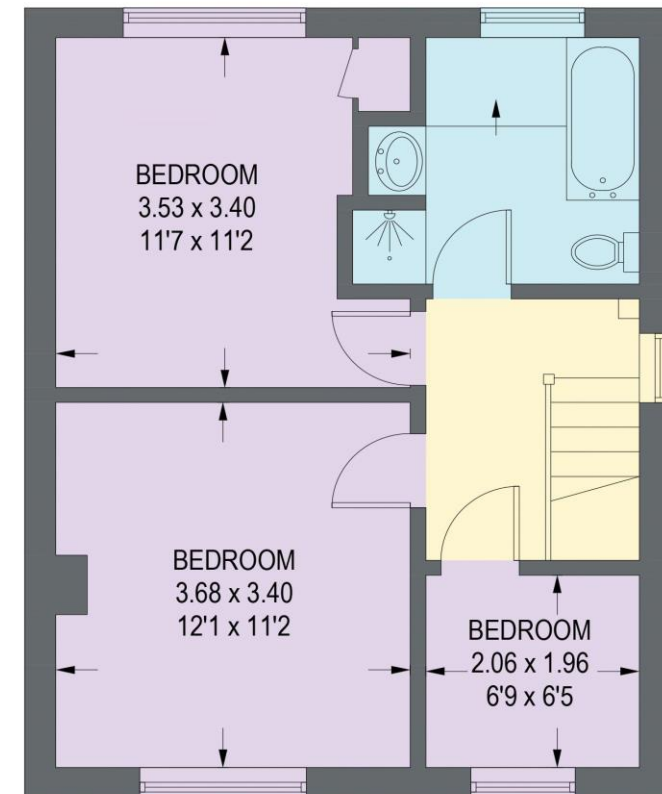
- Three-Bedroom Detached Family Home
- Offered with No Onward Chain
- Spacious Living Room with Feature Fireplace
- Dining Kitchen Overlooking the Rear Garden
- Fully Tiled Bathroom with Separate Shower Cubicle
- Block-Paved Driveway and Attached Garage
- Enclosed Rear Garden with Patio and Lawn
- Utility Room with Sauna Included
- Excellent Local Amenities & Transport Links
- Council Tax Band B & EPC Rating TBC

10 CHESTNUT CLOSE

APPROXIMATE GROSS INTERNAL AREA = 104.2 SQ M / 1122 SQ FT (INCLUDING GARAGE)



GROUND FLOOR
62.8 SQ M / 676 SQ FT (INCLUDING GARAGE)



FIRST FLOOR
41.4 SQ M / 446 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1319460)

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.