



5 Mallory Close, Chesterfield S41 9EW



Lettings

# 5 Mallory Close

Per Calendar Month

## £1,200 Per Calendar

Available on the rental market is this stunning three-bedroom semi-detached home. Ideally situated just a few minutes' drive from Dronfield and its highly regarded schools, the property also offers excellent transport links to Sheffield city centre via the A61.

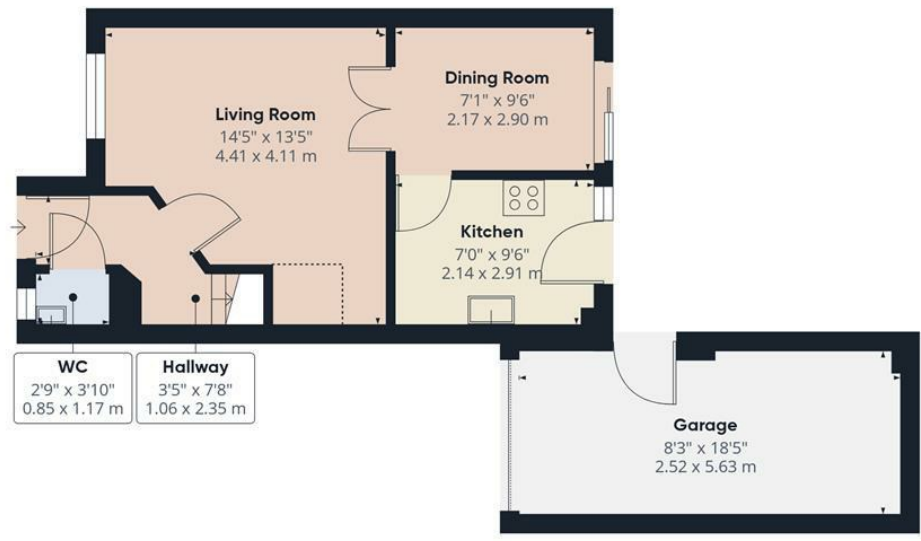
The ground floor features a welcoming entrance hallway with a convenient downstairs WC, leading into a spacious, open-plan lounge and dining area with French doors that open out onto the rear patio. The fantastic, modern kitchen comes fully equipped with integrated appliances. Upstairs, you will find a master bedroom featuring built-in wardrobes, a second double bedroom (also with wardrobes), a generously sized third bedroom, and a beautifully appointed family bathroom.

Externally, the property benefits from a private driveway with parking for two vehicles, a secure garage, and a low-maintenance rear garden complete with a lovely patio area.

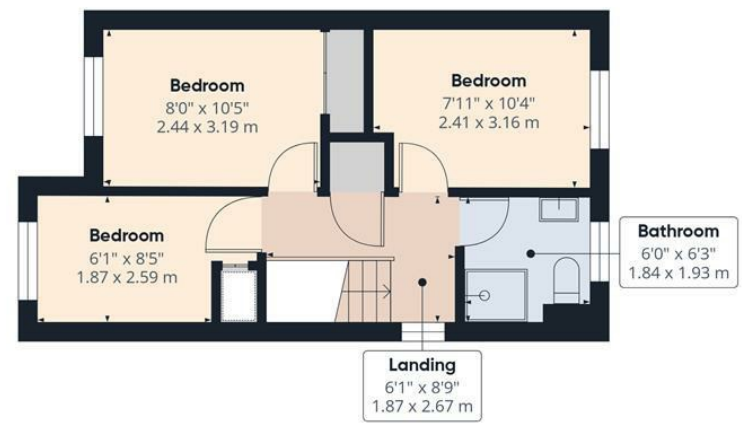
This property is offered unfurnished. Please note that smoking is not permitted within the property. We are waiting on the Energy Efficiency Rating and the Council Tax Band is C.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
820 ft<sup>2</sup>  
76.1 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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