



Myrtle Dene Westhill Lane, Grassmoor Chesterfield S42 5BE

welcome to

Myrtle Dene Westhill Lane, Grassmoor Chesterfield

Standing in an enviable plot in beautiful and extensive maintained gardens of approx 0.44 of an acre, is this Two Bedroom Detached Bungalow, offering spacious accommodation throughout and finished with a driveway and garage.



Entrance Hall

A front facing composite door opens to this entrance hallway. Offering a wood effect laminate flooring, coving to the ceiling and a central heating radiator. Whilst access is given to the lounge, breakfast kitchen, the bedrooms and bathroom.

Living Room

12' 5" Max x 11' 8" (3.78m Max x 3.56m)

This well appointed lounge sits to the rear of the home and enjoys natural light given from the Patio doors of the Conservatory. The room further features a living flame gas fire set within a complementary composite fire surround and hearth, whilst the floor is laid with a wood effect laminate. Completing the room is a decorative picture rail to the wall and coving to the ceiling.

Conservatory

9' 5" x 12' 5" (2.87m x 3.78m)

This conservatory offers a lovely addition to the home. Accessed from the lounge through sliding Patio doors, this conservatory offers lovely views of the gardens which can be enjoyed through all seasons. Finished with a tiled floor and a central heating radiator. Whilst further Patio doors open to the gardens.

Breakfast Kitchen

16' 5" x 13' 9" (5.00m x 4.19m)

This spacious breakfast kitchen offers a range of wall, base and drawer shaker style units with contrasting work surfaces over and an inset stainless steel 1 & 1/2 bowl sink and drainer with mixer tap. An electric oven is housed between the units with an electric hob over and extractor above. Whilst an integrated fridge freezer can also be found. Finished with a splash back tiling to the walls, and a wood effect laminate to the floor. The room further offers a lovely place for breakfast seating and double glazed windows are offered to both the side and rear elevations.

Utility Room

11' 1" x 5' 4" (3.38m x 1.63m)

Found off the kitchen and offering the rear access of the home is this utility room. Fitted with base units with work surfaces over and an inset stainless steel sink and drainer. Space and plumbing is offered for an automatic washing machine and a dryer. Whilst the walls are finished with a splash back tile and tiling can be found to the floor. The room is completed with double glazed windows to the both the side and rear, a double glazed door opening to the gardens, and an internal door giving access to the garage.

Master Bedroom

11' 2" x 12' 5" (3.40m x 3.78m)

This master bedroom sits to the front of the home and offers a double glazed bay window with deep sill. Whilst further features include; a central heating radiator and coving to the ceiling.

Bedroom Two

12' 6" x 13' 3" (3.81m x 4.04m)

This second double bedroom can again be found to the front of the home and offers a double glazed window and a central heating radiator. The room is finished with built in cupboards to one wall and coving to the ceiling.

Bathroom

Fitted with a three piece suite comprising of a low flush w.c, a pedestal hand wash basin and panelled bath with an electric shower over. The bathroom further offers a splash back tiling to the walls, a rear facing double glazed obscure window, an extractor fan and a central heating radiator.

Outside Exterior

This property stands in an enviable sized plot of 0.44 acres in a lovely position on Westhill Lane. Offering a block paved driveway to the front which gives access to the garage. A beautifully maintained laid to lawn garden with established planted beds can also be found, whilst a gate to the side of the garage gives access to the rear gardens.

The gardens to the rear of the home can only be appreciated by viewing. Lovingly cared for and a true credit to the current owners. The gardens are cultured to offer an abundance of colourful and established flower beds which offer a vast variety of perennial plants & flowers, surrounded with well maintained lawns, which meander to the top of the gardens. Where established mature trees offer the boundaries. The gardens further feature a vegetable garden and fruit trees. Whilst a paved patio to the back of the home offers the perfect place for outside seating and enjoying the views of these beautiful gardens.

Garage

This integral garage can be accessed from the utility area of the home and features; an up and over door, power, lighting door and a rear facing window.



check out more properties at williamhbrown.co.uk



welcome to

Myrtle Dene Westhill Lane, Grassmoor Chesterfield

- **GUIDE PRICE £300,000 - £310,000**
- Council Tax Band C.
- Standing in an Envidable Plot with Beautifully maintained and established gardens.
- Two Bedroom Detached Bungalow.
- Lounge, Kitchen Diner, Conservatory & Utility Room.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSF104547 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40
1TP



williamhbrown.co.uk