



£217,500 Freehold

38 EAST STREET | SCARCLIFFE | CHESTERFIELD | S44 6SY

**BuckleyBrown**  
ESTATE AGENTS

A CUT ABOVE THE BEST... Welcome to East Street, a stunning three bedroom end terrace home, oozing style, class and comfort. With its tasteful decor and spacious rooms throughout, this property provides everything you need in your next home. Situated in Scarcliffe, you'll benefit from close proximity to schools, shops and transport links, what's not to love! Let's take a around...

Welcomed via the porch and through into the hallway. Allowing access into the first reception room, a space that offers a perfect blend of characterful features and modern touches throughout, creating a cosy setting to relax in with family. The kitchen continues to impress with its modern cabinetry and tasteful features, creating home cooked meals will be a breeze. To the rear of the home is the second reception room, bright, spacious and filled with natural light. With french doors onto the rear garden this is perfect for entertaining friends in the summer months. To complete this floor is the modern family bathroom.

Heading upstairs, you will find three well proportioned bedrooms, all with neutral decor, allowing you to add your own stamp and create your dream space. The master bedroom boasts the luxury of its own en-suite facility.

Outside, the property benefits from a low maintenance and well looked after rear garden. With lawn and patio areas, you are able to enjoy hosting friends and family in the summer months or simply to relax and unwind with a good book. To the front of the property is a driveway allowing for ample off street parking.

This home is a wonderful opportunity for those looking to enjoy the comforts of modern living while being positioned within a great location. Don't miss your chance to make this charming house your new home.

Call today to view!





### Entrance Porch

Providing access into:

### Hallway

Allowing access into the reception room along with stairs rising to the first floor.

### Reception Room 13'10" x 12'11"

Carpeted flooring, large window providing ample natural light and central heating radiator. A gorgeous feature fireplace with a traditional style surround.

### Kitchen 11'4" x 7'9"

Modern kitchen complete with ample matching wall and base units, along with complimentary worktop over. Gorgeous farmhouse style sink, oven and hob, along with ample space for appliances.

### Second Reception Room 13'6" x 12'1"

Neutral decor, central heating radiator, window to the side elevation and doors allowing access to the rear garden.

### Bathroom 7'9" x 6'4"

Low flush WC, hand wash basin and bath with overhead shower.

### Bedroom One 13'10" x 10'11"

Carpeted flooring, central heating radiator and window to the rear elevation. Access into its own en-suite facility.

### En-Suite

Complete with low flush WC, vanity unit hand wash basin and shower.



### Bedroom Two 10'3" x 9'9"

Carpeted flooring, central heating radiator and window to the front elevation.

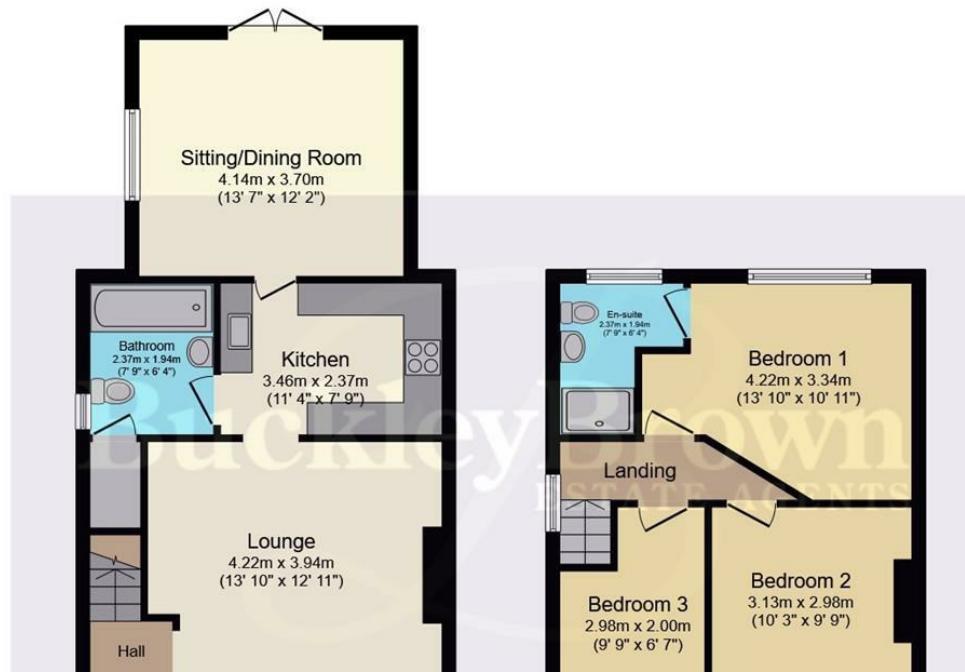
### Bedroom Three 9'9" x 6'6"

Carpeted flooring, central heating radiator and window to the front elevation.

### Outside

Well looked after rear garden with lawn and patio areas, driveway to the front of the property providing ample off street parking.





**Ground Floor**

Floor area 53.4 sq.m. (575 sq.ft.)

**First Floor**

Floor area 35.6 sq.m. (383 sq.ft.)

**Total floor area: 89.0 sq.m. (958 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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		100+
(92 plus) A		
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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