







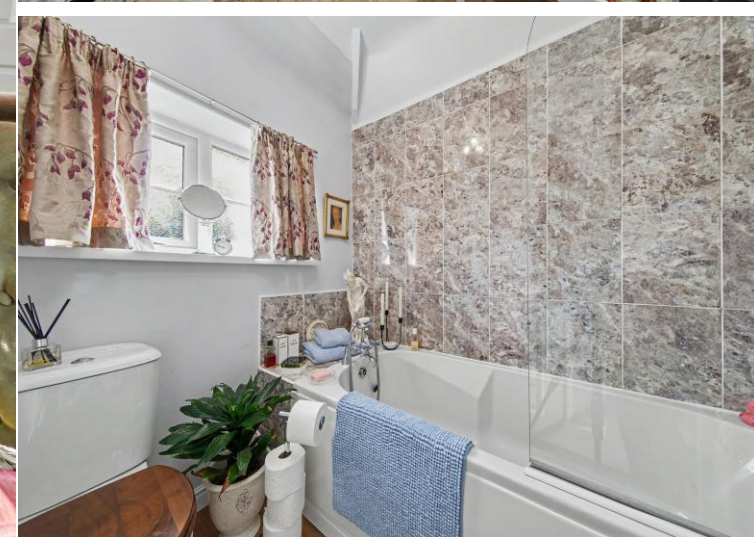
10 Laburnum Street

Hollingwood • Chesterfield • S43 2JL

£150,000

Welcome to this two-bedroom semi-detached home, situated in the area of Hollingwood. The property enjoys excellent access to a range of local amenities and is conveniently positioned close to Chesterfield town centre, offering a wider selection of shops, leisure facilities, and everyday services. Nearby attractions include the Chesterfield Canal and Poolsbrook Country Park, both providing attractive walking routes and green open spaces. The property is also well placed for commuters, benefitting from excellent transport links, including access to nearby road networks, Chesterfield train station, and regular bus services. Highly regarded schools are also within easy reach, making this an ideal home for first-time buyers and couples alike. The property is entered via a welcoming hallway. To the right is a useful utility/store room, providing excellent additional storage and practicality. To the left is the living room, a well-proportioned dual-aspect reception room filled with natural light and featuring a fireplace as an attractive focal point. Positioned at the rear of the property is the kitchen diner, fitted with a U-shaped range of shaker-style units and offering space for freestanding appliances. There is room for a small dining table, while a useful pantry-style storage cupboard further enhances the space. A rear door leads through to the conservatory, providing an additional reception area ideal for relaxing or entertaining. The conservatory also benefits from a sliding door providing direct access to the rear garden. To the first floor are two bedrooms and the family bathroom. Bedroom one is a spacious double room benefitting from dual-aspect windows to the front and rear, along with fitted sliding wardrobes. Bedroom two is a well-proportioned single room positioned at the front of the property and benefits from fitted storage. The bathroom is part tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden offers a generous and well-maintained outdoor space. Immediately outside the property is a patio seating area, along with attached outbuildings, including an outside WC and a separate storage room. Steps lead down to a spacious lawned garden bordered by mature shrubs and planting, with a useful storage shed positioned to the rear. To the front of the property is a further well-maintained lawned garden surrounded by established shrubs, while on-street parking is available nearby.



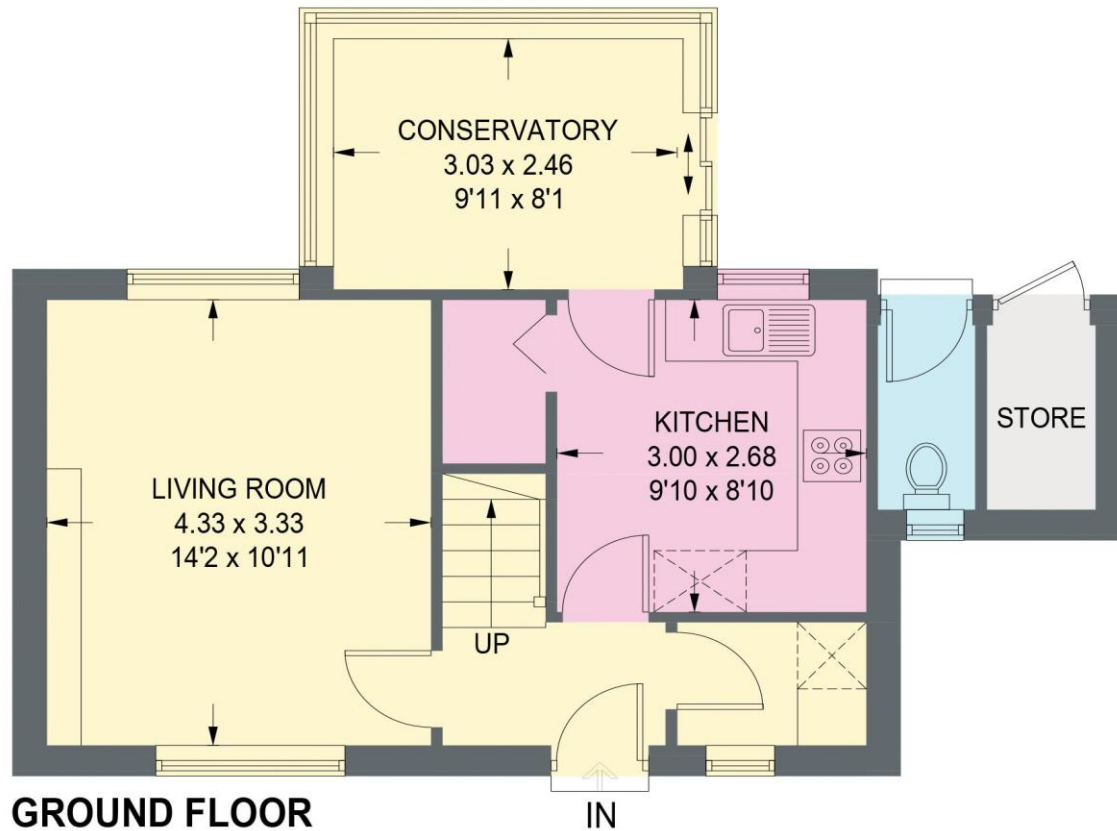


- Two Bedroom Semi Detached House
- Convenient Location with Local Amenities
- Dual Aspect Living Room w/ Fireplace
- Shaker Style Kitchen Diner
- Separate Conservatory & Utility Space
- Two Good Sized Bedrooms
- Tiled Three Piece Suite Bathroom
- Large Rear Garden & Patio w/ Outbuildings & Outdoor WC
- On Street Parking Available
- Council Tax Band A

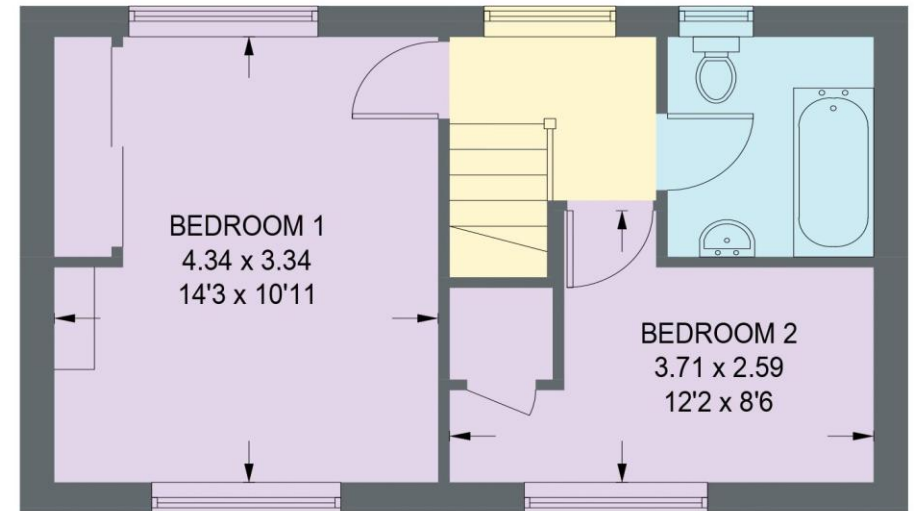


10 LABURNUM STREET

APPROXIMATE GROSS INTERNAL AREA = 72.5 SQ M / 780.7 SQ FT



GROUND FLOOR
41.6 SQ M / 448.1 SQ FT



FIRST FLOOR
30.9 SQ M / 332.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1321339)

