



Pen Lane  
Danesmoor Chesterfield



## Property Description

Hall and Benson are delighted to offer for sale this modern four bedroom mid town house. The property is located in a cul-de-sac position and offers spacious, flexible accommodation that is spread over three floors. The home is well maintained and presented and is suited for growing families or buyers seeking versatile living space. To the ground floor is entrance hall, downstairs W/C, door leading to the integral garage and open plan kitchen/diner/living room. The kitchen has integrated appliances and ample worktop and storage space. To the first floor is a living room, office or bedroom four and a family bathroom. To the second floor are three bedrooms, the master having ensuite. To the front of the property is a two-car driveway that leads to the garage and a garden laid to lawn. To the rear of the home is an enclosed rear garden that is laid to lawn with a small patio area. Viewing recommended to fully appreciate everything this home has to offer.

### Entrance Hall

With stairs rising to the first floor, useful storage cupboard and doors leading to the kitchen/diner space, integral garage, and downstairs W/C.

### Downstairs Wc

Fitted with a low level W/C and wash hand basin.

### Kitchen/Living/Dining Room

The kitchen is fitted with a modern range of wall and base units with work surfaces over. There are integrated appliances and ample worktop and storage space. The space is open plan and includes a dining and living area which is ideal for family living. There are french doors to the rear garden and a skylight which provides natural lighting.

### First Floor

### Landing

With stairs rising to the second floor and doors leading to;

### Living Room

To the rear of the property is another living space. There is a media wall and a Juliet balcony overlooking the garden.

### Bedroom Four/ Office

With double glazed window to the front elevation this versatile space can be used as bedroom or office space.

### Family Bathroom

Fitted with a three piece suite comprising of bath with main shower over, low level WC and wash hand basin. Window to the front elevation.

## Second Floor

### Landing

With doors leading to;

### Bedroom One

This bedroom is located at the front of the property with window to the front elevation. Fitted wardrobes provide hanging space. Door leading to;

### Ensuite

Three piece suite comprising of shower cubicle, wash hand basin and low flush W/C.

### Bedroom Two

Double glazed window to the rear.

### Bedroom Three

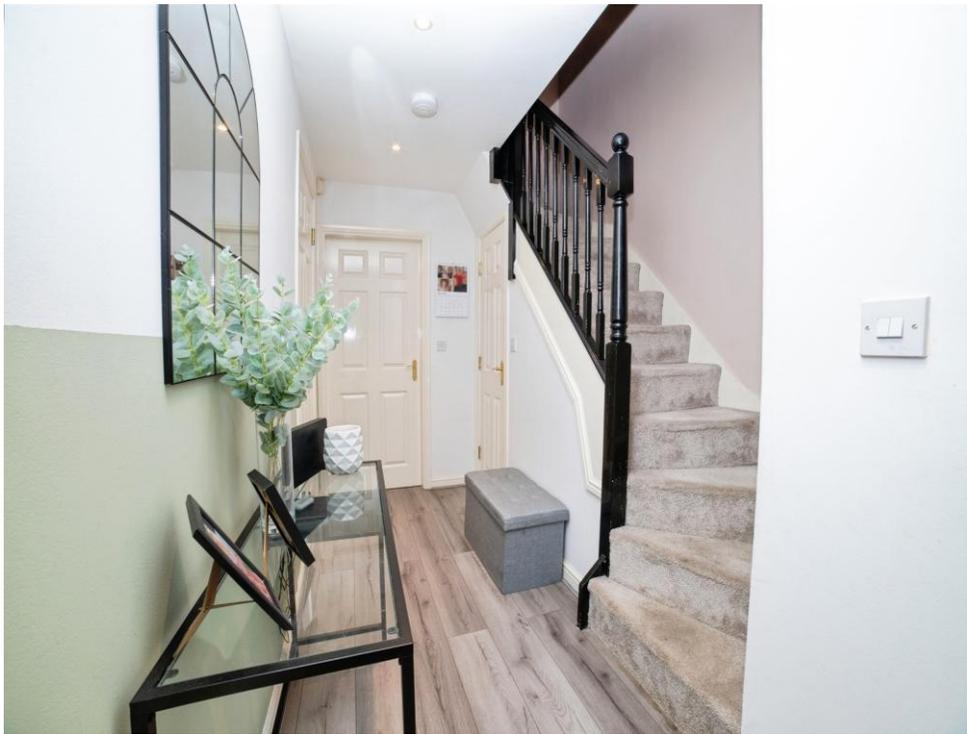
Double glazed window to the rear.

### Outside

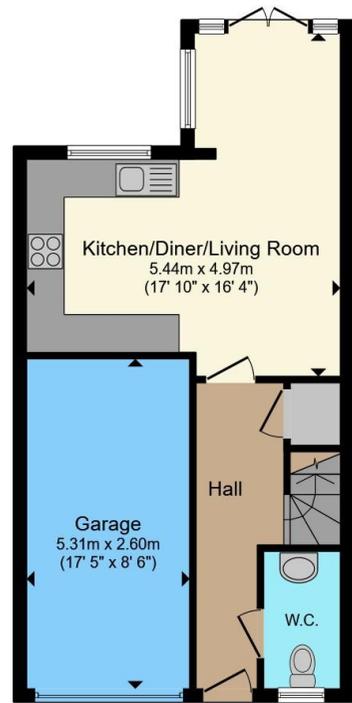
To the rear of the home is an enclosed rear garden that is mainly laid to lawn. The garden has a south-west facing aspect, making it ideal for afternoon and evening sun. There is a small patio area directly outside the house, perfect for outdoor seating and entertaining.

### Integral Garage

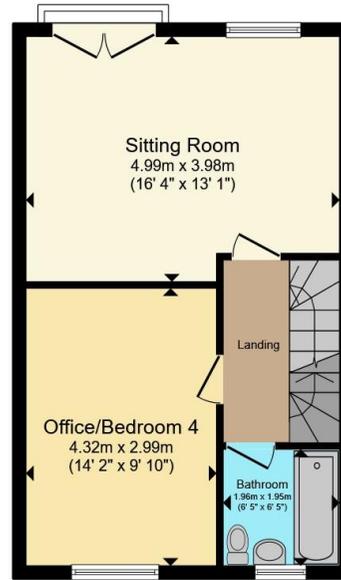




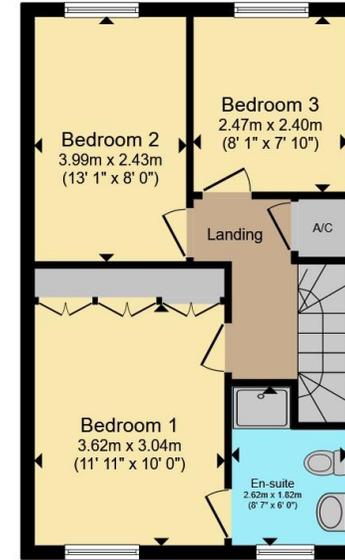




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 130.5 m<sup>2</sup> (1,405 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax  
Band: C

**view this property online [hallandbenson.co.uk/Property/ALF104130](http://hallandbenson.co.uk/Property/ALF104130)**

Tenure: Freehold



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