



## 3 Shirley Close, Holmehall, Chesterfield, S40 4RJ

Guide Price £235,000

- Extended three-bedroom property
- Open-plan lounge leading to dining area
- Kitchen with storage, integrated appliances and fridge-freezer space
- Enclosed garden with concrete-printed patio, pergola and lawn
- Off-street parking for multiple vehicles
- Additional living space ideal as office/playroom
- Ideal for families
- Welcoming front porch
- 3 Double bedrooms all with integrated storage
- Modern bathroom with shower over bath



Shirley Close, S40

DETAILS  
Total area: 895.20 sq ft



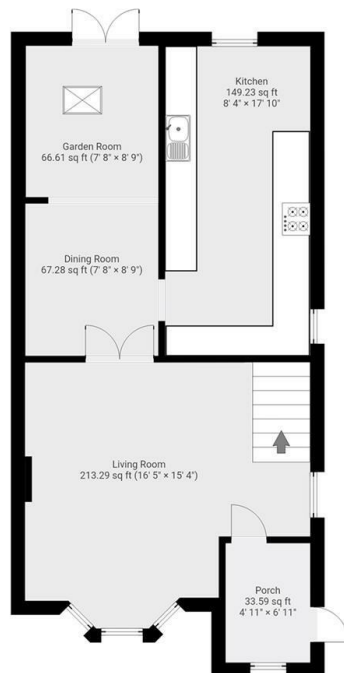
Square Box Media  
info@squareboxmedia.com  
www.squareboxmedia.com

This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.

0' 2' 4' 6' 8' 1:67

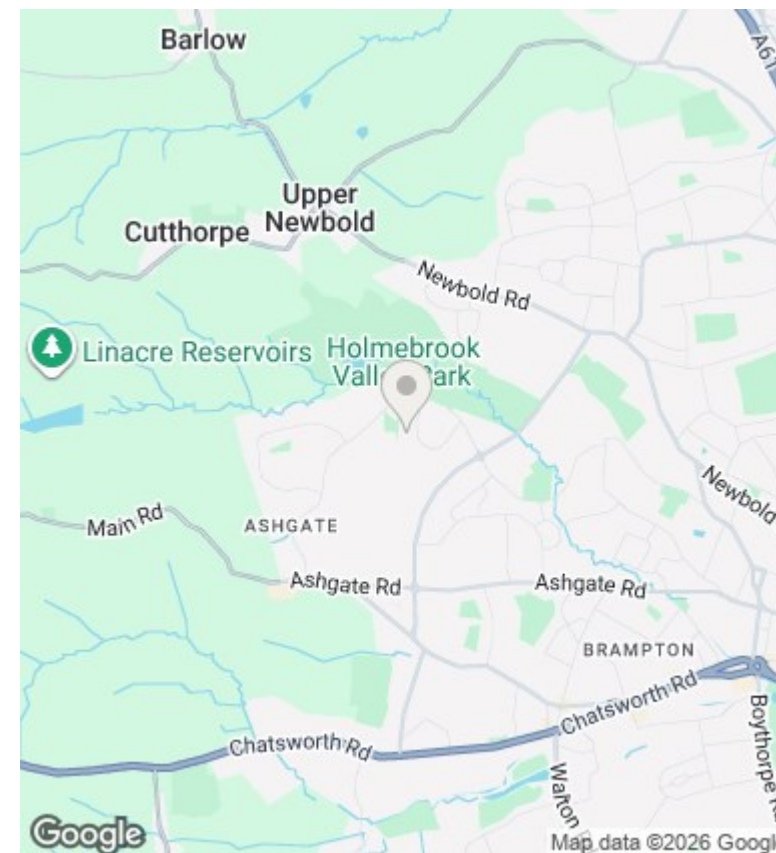
#### ▼ Ground Floor

TOTAL AREA: 529.68 sq ft



#### ▼ 1st Floor

TOTAL AREA: 365.52 sq ft



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |