



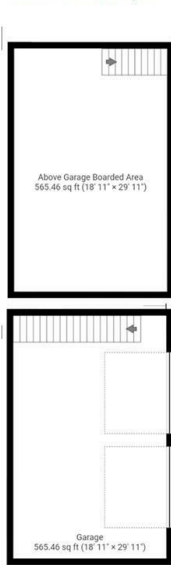
## 6 Rye Flatt Lane, Chesterfield, S40 3RU

Offers In The Region Of £950,000

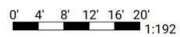
- Exceptional 6 bedroom home, 5 bathrooms and 1 Wc
- Master bedroom with ensuite shower room and dressing room
- Landscaped gardens with patio seating area, lawns and summer house
- Over 4000 sqft
- Prime position in Brampton, close to amenities, schools and transport links
- Large double garage with power and a second story ideal for workshop, office.
- Utility room with space for washing machine and dryer and separate pantry
- Large kitchen diner with ample space for entertaining and relaxing
- Off street parking for multiple vehicles
- Ideal family home well maintained and neutral decor

**Rye Flatt, S40**

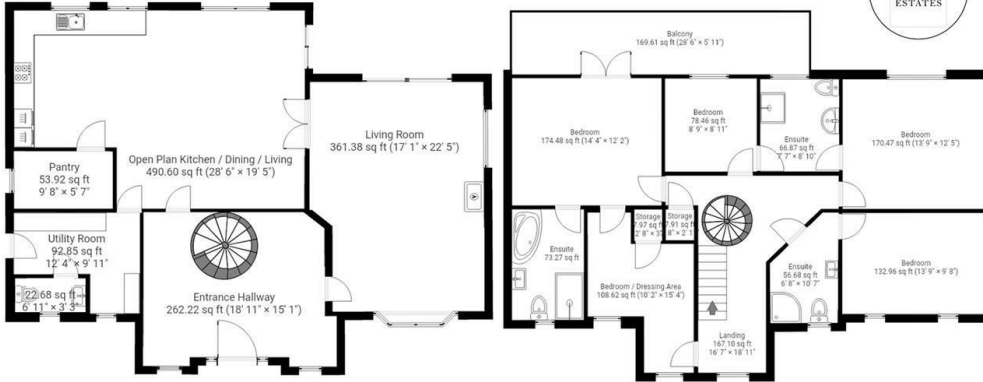
DETAILS  
Total area: 4185.09 sq ft



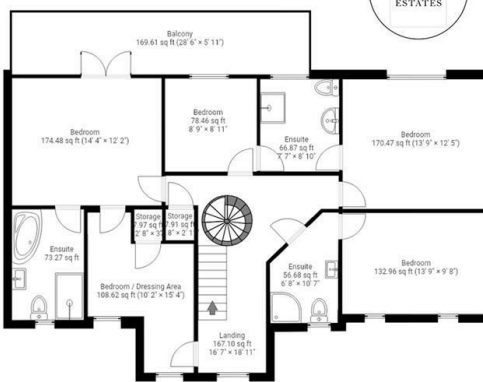
This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



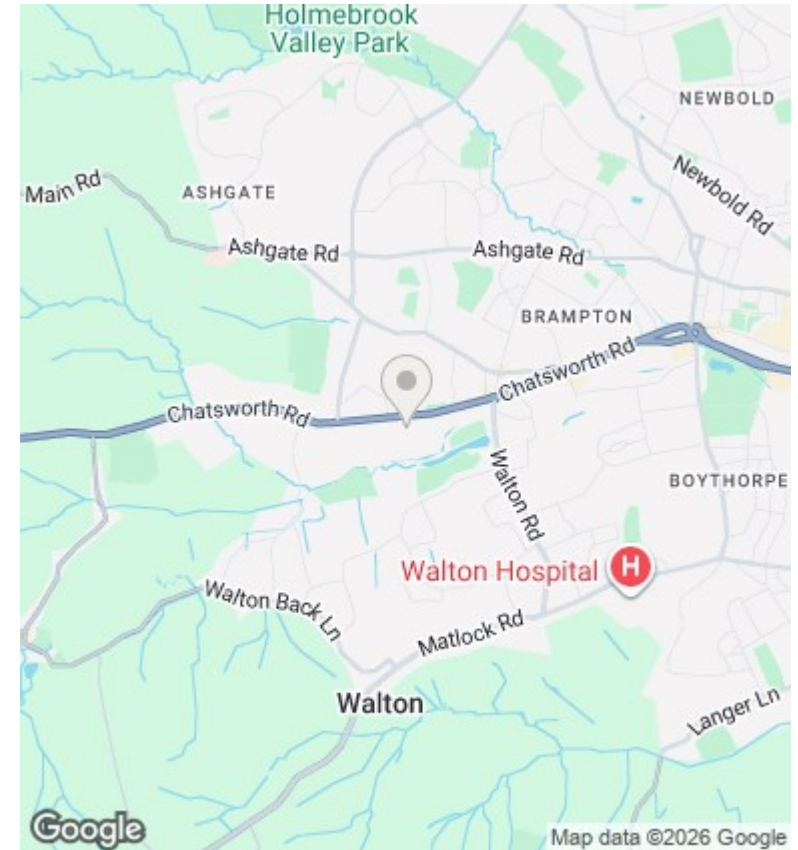
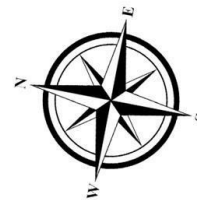
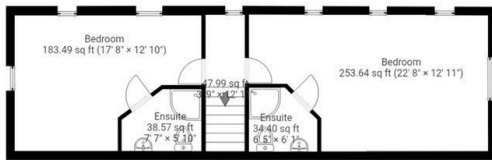
▼ **Ground Floor** TOTAL AREA: 2413.70 sq ft



▼ **1st Floor** TOTAL AREA: 1213.75 sq ft



▼ **2nd Floor** TOTAL AREA: 557.65 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	