



## 2 St. Giles Close, Chesterfield

£330,000 Freehold

Stunning four bed detached home in quiet cul-de-sac. Modern kitchen, two baths, garage, south-facing garden, EV charger. Near Chesterfield centre, schools, train, M1. Video tour available.

Council Tax band: D

Tenure: Freehold

**GUIDE PRICE £330,000-£340,000** SIMPLY STUNNING FAMILY HOME IN SUCH A CONVENIENT LOCATION

An attractively presented four bedroom detached family home, delightfully positioned within a quiet cul-de-sac offered for sale within a sought after popular residential location. Benefitting from easy access to Chesterfield Town centre, local amenities, schools, main public transport links, Chesterfield Train Station and college and the M1 motorway network links/junct 29.

The accommodation in brief downstairs comprises: entrance hallway, contemporary ground floor W.C, lounge with inglenook fireplace and log burner, dining room, well equipped kitchen leading to the sitting room with uPVC doors looking out over the rear garden, utility room and a door leading to the integral single garage.

The first floor has a principal bedroom with built in wardrobes and access to the luxury en suite shower room, a further double bedroom, two single bedrooms and a family bathroom with white suite with shower over bath.

Outside a driveway provides off road parking for one car with potential to extend the driveway, lawn and side gateway accessing the rear of the property, where there is a larger than average attractively presented enclosed landscaped south facing garden, mainly laid to lawn with patio areas. uPVC Double Glazing, Gas Central Heating and Alarm.

The property further benefits from having an EV charging point.

**VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND**





### **ENTRANCE HALL/STAIRS AND LANDING**

The property is entered through the aluminum, insulated and powder coated door into the entrance hallway, with wallpaper decor, coving and wooden laminate flooring. Another door leads into the hallway with under stairs storage, wallpaper decor, wooden laminate flooring, radiator, stairs with carpet rise to the landing, having a built in storage cupboard.

### **GROUND FLOOR W.C**

6' 7" x 2' 11" (2.00m x 0.89m)

The contemporary ground floor w.c has been recently fitted with a white two piece suite comprising a low flush w.c and a ceramic hand basin with chrome mixer tap set into a white gloss vanity unit. With tiled flooring, part tiled walls and part painted decor, chrome wall mounted towel radiator and uPVC frosted window.

### **KITCHEN**

12' 0" x 8' 4" (3.66m x 2.53m)

The modern kitchen has a great range of shaker style soft close drawers, wall and base units with a complimentary laminated roll top worktop incorporating a 1 1/2 bowl sink with chrome mixer tap. Integrated appliances include a high level electric dual oven fitted 2021, four ring gas hob fitted 2023 and extractor. With tiled flooring, painted decor, radiator, uPVC window and being open plan to the sitting room.

### **SITTING ROOM**

7' 11" x 7' 6" (2.41m x 2.28m)

The sitting room has wooden laminate flooring, painted, decor. radiator and uPVC French doors leading out to the





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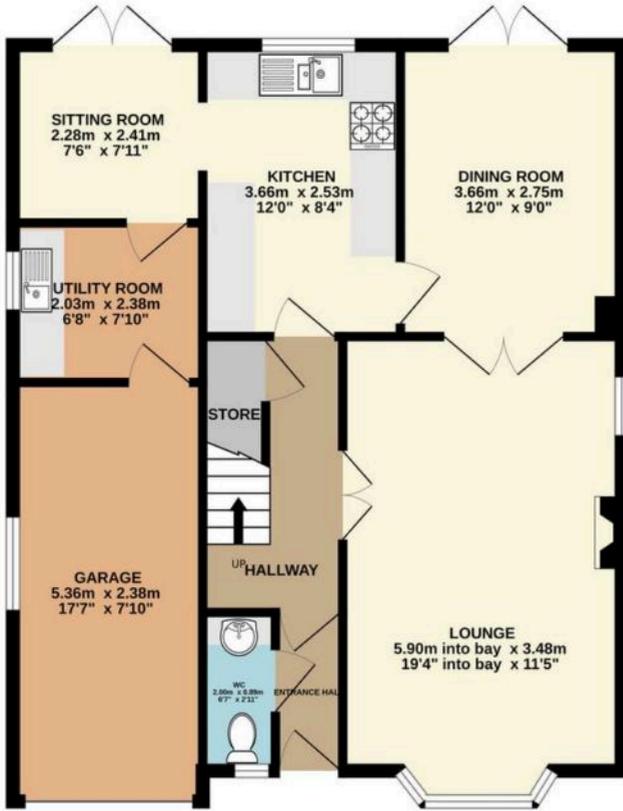
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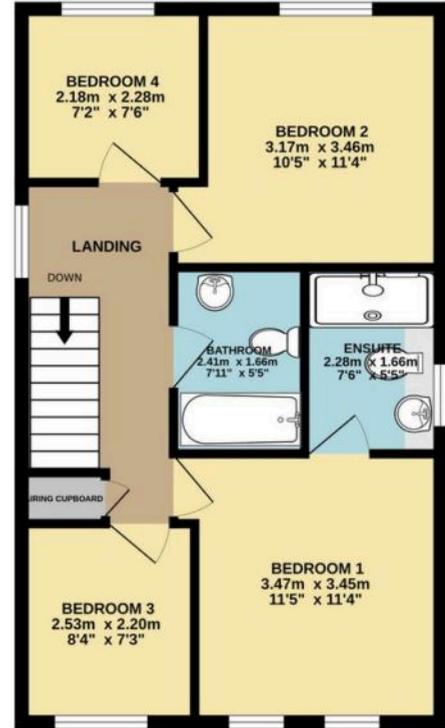
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GROUND FLOOR  
72.1 sq.m. (776 sq.ft.) approx.



1ST FLOOR  
48.0 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA : 120.1 sq.m. (1293 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



PINEWOOD