



Horse Chestnut Close, CHESTERFIELD S40 2FL



welcome to

Horse Chestnut Close, CHESTERFIELD

****Guide Price £180,000 - £190,000****

NO CHAIN

Front Of Property

The property enjoys an attractive frontage with a pathway leads to the front entrance, offering a welcoming approach to this modern family home. This property also has an allocated parking space providing off-road parking.

Hall

Entrance is gained via a front-facing door into the hallway, providing access to the ground floor accommodation and staircase rising to the first floor.

Downstairs W/C

Conveniently located off the hallway, the cloakroom is fitted with a low flush WC and wash hand basin, ideal for guests and day-to-day family use.

Dining Room

A spacious and versatile reception room featuring a front-facing window allowing plenty of natural light, this generous space offers ample room for a family dining table and additional furnishings. Useful under-stairs storage is also available, with an open flow through to the kitchen.

Kitchen

A stylish and practical kitchen with fitted wall and base units, generous worktop space, and room for appliances. Double doors provide direct access to the rear garden, ideal for entertaining. Includes a useful storage cupboard. The tap, sink, and vinyl flooring were all replaced earlier this year and are still under warranty.

Stairs And Landing

The first floor landing provides access to all three bedrooms and the family bathroom, with space creating a bright and airy feel throughout the upper floor.

Bedroom One

A comfortable double bedroom, positioned to the front of the property. The room benefits from its own en-suite shower room and comfortably accommodates a double bed alongside additional bedroom furniture.

En-Suite

Fitted with a shower enclosure, low flush WC and wash hand basin, providing convenient private facilities to the principal bedroom.

Bedroom Two

A further double bedroom located to the rear of the property and offering pleasant views over the garden. Ideal as a guest room, child's bedroom or home office.

Bedroom Three

This versatile third bedroom is suitable as a child's bedroom, nursery, dressing room or study.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath, low flush WC and wash hand basin, serving the remaining bedrooms.



Rear Garden

To the rear is an enclosed garden offering a private outdoor space for relaxing and entertaining. Accessible directly from the kitchen via double doors, the garden provides an excellent extension of the living accommodation and is ideal for families, pets and outdoor dining.



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- **Guide Price £180,000 - £190,000**
- Council Tax Band C
- Allocated Parking
- Downstairs W/C
- Spacious Dining Room

Tenure: Leasehold EPC Rating: C

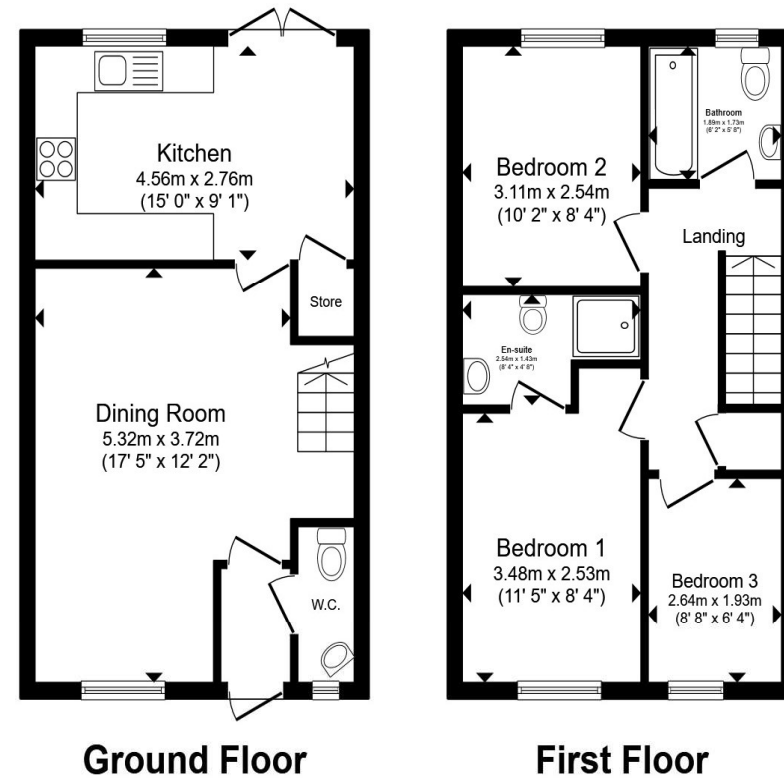
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Total floor area 74.3 m² (800 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


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Property Ref:
CSF105369 - 0004

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