



- THREE BEDROOMS
- MID TOWNHOUSE
- BEAUTIFULLY PRESENTED
- UPGRADED KITCHEN

Chestnut Drive, Hollingwood, Chesterfield, S43 2LZ

£160,000

Beautifully presented three bed mid town house on a popular estate. The ground floor offers a kitchen and generous lounge with patio doors out to the garden. The first floor has three bedrooms and the bathroom. There are gardens to front and rear along with allocated parking. Book viewings online



## Property Description

### HALL

The front door leads into the hall which provides access to all ground floor rooms.

### WC

Located at the front of the house is a downstairs wc with a white wc and corner mounted wash hand basin.

### LOUNGE

10' 4" x 14' 6" (3.16m x 4.43m) Spanning across the rear of the property with patio doors leading out to the rear garden. There is also a useful under stairs storage cupboard.

### KITCHEN

8' 3" x 7' 11" (2.53m x 2.42m) Fitted with a range of wall and floor mounted units in a modern cherry wood design with contrasting black work surfaces. A stainless steel single electric oven has a four burner stainless steel gas above and then an integrated extractor above that. There is a fully integrated fridge freezer, boiler hidden away in a cupboard, one bowl stainless steel sink and drainer beneath the UPVC window overlooking the front garden. The room has tiles to the splash back and offers space for a breakfast table and chairs.

### LANDING

Provides access to all bedrooms, bathroom and the attic.

### BEDROOM 1

10' 9" x 10' 1" (3.29m x 3.09m) A good sized bedroom with a twin UPVC windows to the front and a radiator to the wall.

### BEDROOM 2

11' 1" x 6' 6" (3.4m x 2.m) With a UPVC window to the rear and a radiator to the wall.





### **BEDROOM 3**

7' 10" x 8' 5" (2.4m x 2.58m) The current owners use this room as a home office and guest bedroom. It has a UPVC window to the rear and a radiator to the wall.

### **BATHROOM**

There is a white bath with shower over, a white wc and a white wash hand basin on pedestal. The room has grey ceramic tiles to the splashbacks and wet areas. There is a UPVC window to the front with a radiator below.

### **EXTERNALLY**

The front approach has a lawned area bordered by a path which leads up steps to the front door. The path then leads to the rear garden.

Being full enclosed by a painted grey fence to all sides, there is a lawned area, a raised bed and a decked area to provide for alfresco dining.

A gate leads from the path to the rear parking area where there are two allocated parking spaces.

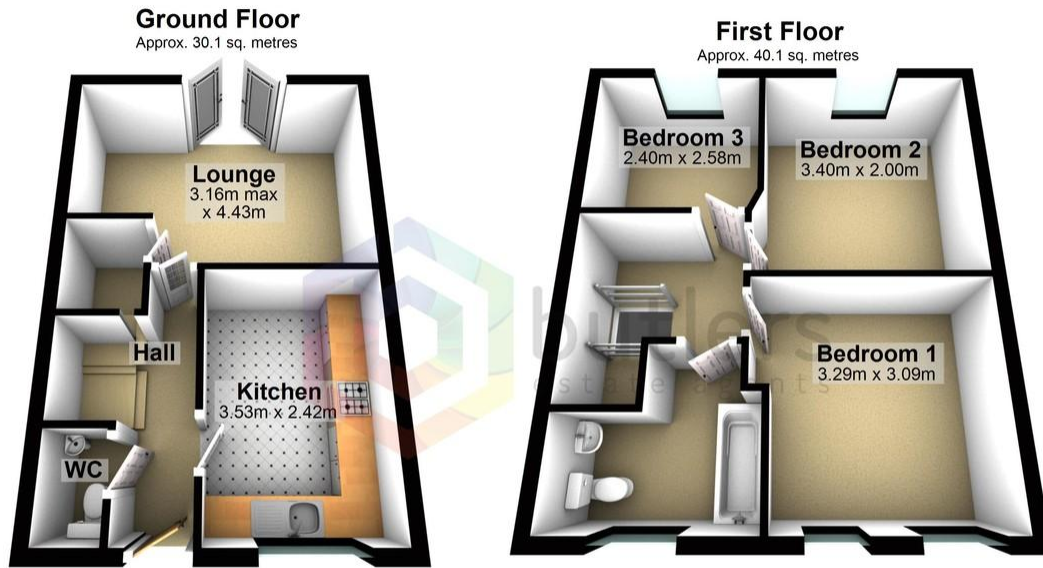
### **MORTGAGE**

Should you be considering a mortgage to purchase this property we can have our mortgage advisor call you to discuss your requirements. They have access to the Whole of the Market to provide you with the latest offers.

### **VIEWINGS**

Viewings are strictly by appointment but can be booked 24/7 via our website at [butlers.co.uk](http://butlers.co.uk).





Total area: approx. 70.2 sq. metres

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**22 Chestnut Dr, Chesterfield**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

