



- TWO BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- NICE KITCHEN AND BATHROOM
- LARGE DECKED AREA

Chesterfield Road, Shuttlewood, Chesterfield, S44 6QN

£99,500

VIEWS TO CASTLE this two bedroom semi detached house would make a great starter home or investment. The current owners love living here but have simply outgrown the house. They use the rear garden as often as possible which enjoys a large decked area. Available to view now, book on website.



Property Description

DINING ROOM

10' 11" x 11' 5" (3.34m x 3.5m) The front door opens in to this reception room which the current owners use as the dining room. It has a stone hearth to a black iron fire surround and grate which is currently bricked up. The room has wood laminate flooring and stained woodwork to create a modern look. A UPVC window to the front and a radiator to the wall

LOUNGE

11' 9" x 11' 5" (3.6m x 3.5m) The lounge has such a lovely cosy feel with an exposed brick fireplace including timber framework over the black cast iron multi fuel burner which provides super heat. This is complimented by the stained woodwork to add to the look. Doors lead to a useful under stairs storage cupboard, hall and kitchen. There is a UPVC window to the rear.

KITCHEN

10' 2" x 5' 11" (3.11m x 1.82m) The feature of this kitchen has to be the large dual fuel Flavel range cooker in silver and black with seven burners and two ovens. This has a stainless steel extractor above. There are a range of wall and floor mounted cream gloss units with metal bar style handles and then contrasting light oak wood effect work surfaces with a one bowl stainless steel sink and drainer beneath the UPVC window to the side. There is a space for a washing machine and the room has tiles to the splash backs.

BATHROOM

5' 5" x 6' 1" (1.67m x 1.86m) Fitted with a white bath with chrome shower over and bi-folding shower door. There is a white WC and a white wash hand basin on pedestal. The room has a UPVC window to the side, extractor fan and tiling the splashbacks and bath areas.





BEDROOM 1

11' 10" x 11' 5" (3.63m x 3.5m) Decorated in modern colours the room enjoys great views towards Bolsover castle. There is a useful storage cupboard.

BEDROOM 2

8' 2" x 11' 5" (2.51m x 3.50m) This room has been altered from the original footprint it would have once had therefore providing some great opportunity to convert back to a larger bedroom or potentially use the space to install a staircase for a possible loft conversion subject to necessary planning permission. The room has a UPVC window to the front enjoying views over allotments. There is a useful storage cupboard built to the side of the chimney breast.



EXTERNAL

The front of the property has a boundary fence to the pavement behind which has a low maintenance front garden. A path then leads through gates along the side of the house to the rear garden. This has a large decked area which the current owners enjoy using for alfresco dining, entertaining and enjoying the views towards Bolsover castle. To the edge of the decking the garden steps down to a long, enclosed, lawned area with a shed currently being situated in the centre of this area.





Total area: approx. 62.1 sq. metres (668.1 sq. feet)

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Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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