



1 Lathkill Grove, Danesmoor

£300,000 Freehold

Spacious modern four-bed detached home in Danesmoor with ensuite, driveway, garage, landscaped garden, and stylish kitchen diner. Close to schools, shops, and the Peak District.

Council Tax band: D

Tenure: Freehold

BEAUTIFUL FAMILY HOME...Spacious & Modern Family Home in the Heart of Danesmoor.

Welcome to this beautifully presented detached four-bed home offering 1369 sq ft of generous living space, modern interiors, and a sought-after location ideal for families.

The modern kitchen diner is designed with both practicality and style in mind, boasting sleek cabinetry, contemporary integrated appliances, and plenty of granite worktop space—perfect for preparing family meals and entertaining guests.

The expansive living room and dining room forms the heart of the home, providing great spaces for both relaxation and social gatherings. Whether it's cosy family movie nights or lively dinner parties, this inviting setting adapts to your lifestyle with ease.

This impressive property features four well-proportioned bedrooms, each filled with natural light and offering ample storage to ensure a clutter-free living environment. With the addition of an ensuite bathroom to the principal bedroom and a stunning contemporary shower room.

Parking is well catered for with a generous block paved driveway and a single garage, offering ample space for multiple vehicles and additional storage. Outside, the private enclosed rear landscaped east facing garden provides a peaceful retreat, ideal for children to play or for unwinding after a busy day. With scenic walks nearby, nature lovers will appreciate the opportunity to explore the beautiful surroundings.

Situated in the friendly community of Danesmoor, this home benefits from excellent local schools, shops, and amenities, while the towns of Clay Cross and Chesterfield's vibrant town centre is just a short drive away. For those who enjoy outdoor adventures the stunning Peak District National Park is within easy reach, offering endless opportunities for walking, cycling, and exploring.

With spacious interiors, fantastic location and family-friendly surroundings, this property is a rare find, call us today to arrange a viewing!





ENTRANCE HALL/STAIRS AND LANDING

A welcoming space featuring a uPVC door with a glazed frosted window, stylish grey carpet, radiator, alarm system, with the added benefit of under stairs storage. Stairs lead to the landing being finished with grey carpet, a radiator, loft access, a dado rail, and wallpapered décor, leading to the four bedrooms.

KITCHEN DINER

15' 1" x 8' 9" (4.59m x 2.67m)

Well-equipped with a range of shaker style drawers, wall and base units, sleek granite work surfaces, a four-burner gas hob, a high-level oven and grill, and a composite sink with a mixer tap. A uPVC window and uPVC door provide natural light and easy access to the conservatory.

CONSERVATORY

9' 8" x 8' 10" (2.95m x 2.70m)

A versatile additional living space featuring tiled flooring, painted décor, uPVC windows, double and additional side uPVC doors leading to the rear garden.

LIVING ROOM

15' 2" x 14' 2" (4.63m x 4.32m)

A spacious and inviting living area boasting two radiators, a dado rail, coving, and an elegant wooden fireplace with a marble surround and electric fire.

RECEPTION ROOM - DINING ROOM

8' 9" x 13' 3" (2.67m x 4.03m)

Dimensions: into bay (8'9" x 13'2" into bay). Bright and airy versatile room, currently used as a dining room with a uPVC bay window, complemented by neutral décor, grey





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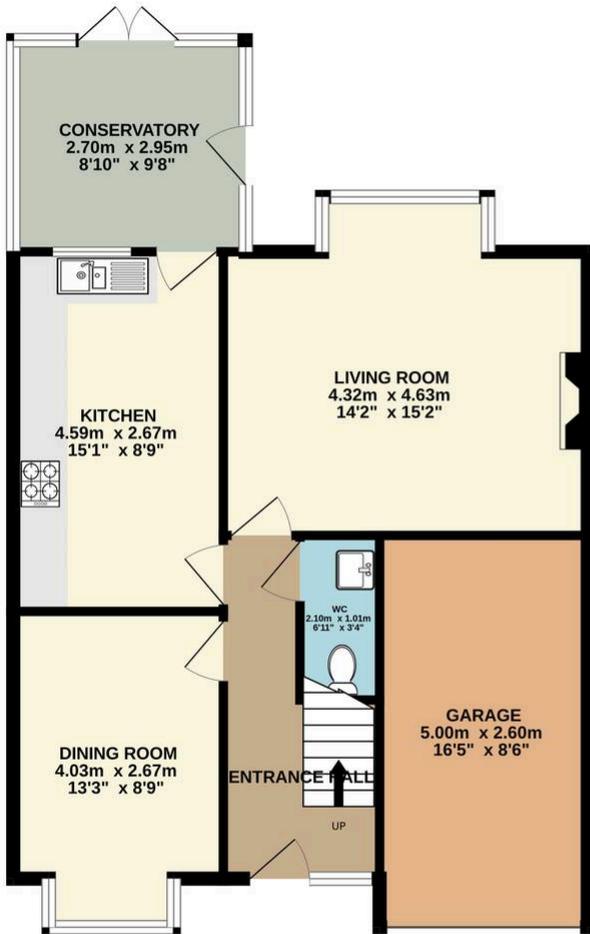
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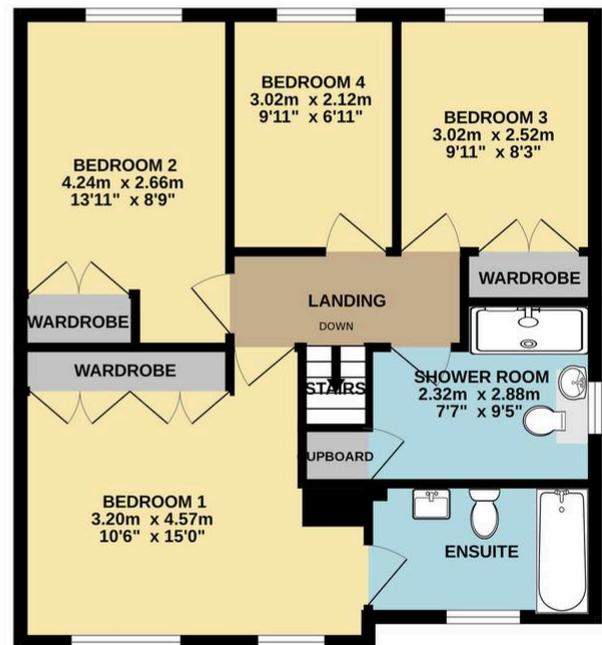




GROUND FLOOR
70.2 sq.m. (755 sq.ft.) approx.



1ST FLOOR
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA: 127.2 sq.m. (1369 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.

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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

