



## 11 Patterdale Road, Chesterfield

£250,000 Freehold

Stunning 3-bedroom home in Skylarks, Chesterfield. Features separate kitchen, reception room, bathroom, ground floor WC, parking for 2 cars. Close to schools and amenities. 100% ownership.

Council Tax band: C

Tenure: Freehold

100% OWNERSHIP OF THIS STUNNING PROPERTY, IDEALLY LOCATED WITHIN THE SKYLARKS DEVELOPMENT...

Tucked away on the lovely Skylarks development, this delightful property offers a perfect blend of comfort and convenience. Spanning an impressive 891 square feet, the home features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. Stunning well equipped separate kitchen and a ground floor wc completes this floor.

Upstairs the bathroom is thoughtfully designed to cater to your daily needs, ensuring a practical yet stylish space.

One of the standout features of this home is the ample parking available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for you and your guests.

Located in the heart of Chesterfield, you will find yourself surrounded by a vibrant community with a variety of local amenities, schools, and parks nearby. This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a well-appointed home.

Do not miss the chance to make this charming residence your own.

Contact Pinewood Properties for more information or to book a viewing.





### Entrance Hall

This welcoming entrance hall offers access to the kitchen, sitting/dining room, and downstairs WC, featuring wood-effect flooring and neutral walls that create a bright and airy atmosphere. A staircase leads to the first floor landing, adding to the home's thoughtful layout.

### Kitchen

13' 1" x 8' 9" (3.98m x 2.66m)

A contemporary kitchen presented with a clean, modern design, it features high-gloss cabinetry, dark work surfaces, and integrated appliances including a gas hob and oven. The kitchen benefits from natural light through a window overlooking the front, with practical tiled flooring and open shelving providing additional storage space.



### Sitting/Dining Room

14' 5" x 16' 2" (4.40m x 4.94m)

A spacious sitting and dining room flooded with natural light from rear windows and double doors leading to the garden. Warm wood flooring complements the soft neutral walls. The sitting area comfortably accommodates a large corner sofa and TV, while the dining space offers room for a table and chairs, creating a relaxed and sociable living environment.

### WC

The downstairs WC is neatly presented with light walls and flooring, featuring a compact basin and toilet with a frosted window allowing natural light to enter while maintaining privacy.





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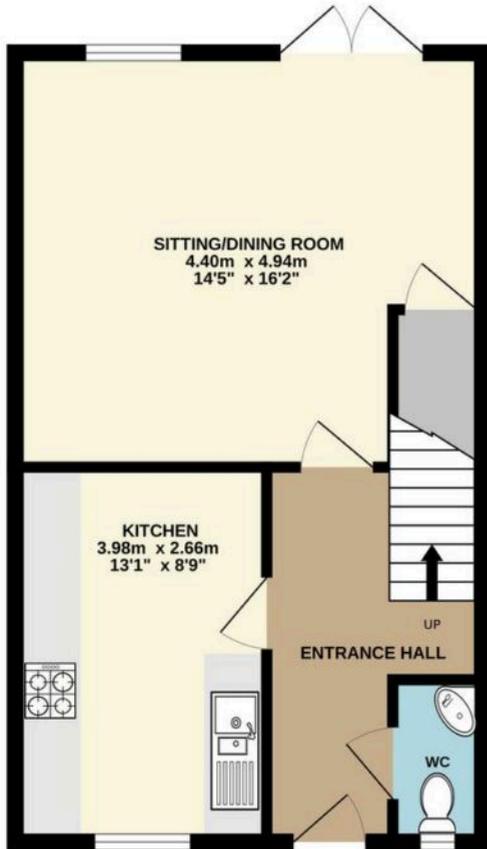
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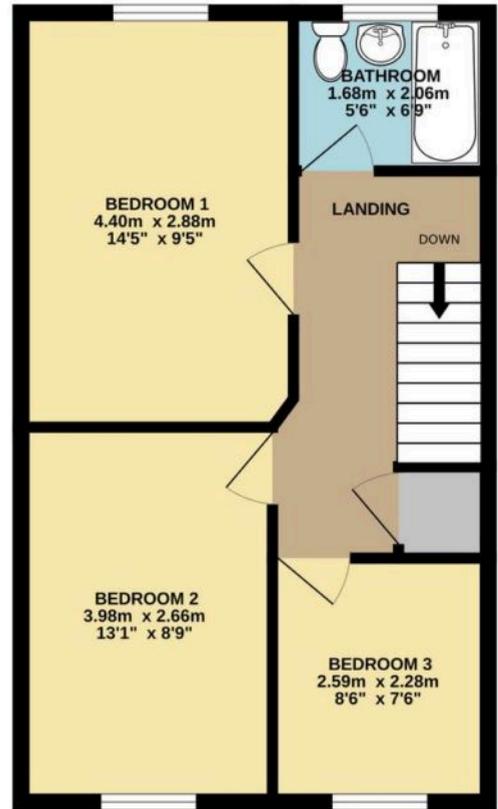




GROUND FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



1ST FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (891 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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Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

