



1B Grove Road, Brimington Common, Chesterfield, S43 1QL

- A PERFECT FIRST HOME
 - KITCHEN DINER
- FULLY TILED BATHROOM
- DRIVEWAY PARKING
- LOUNGE WITH BAY WINDOW
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN AND PATIO
- CALL HUNTERS NOW

Offers In The Region Of £200,000

HUNTERS®

HERE TO GET *you* THERE

Well-Presented Two Bedroom Semi-Detached Home in Popular Brimington Common

Situated on the desirable east side of Chesterfield, this charming two-bedroom semi-detached house offers comfortable living in the heart of Brimington Common—a sought-after community known for its friendly atmosphere and excellent local amenities.

The property benefits from close proximity to country walks, Chesterfield Royal Hospital, and regular bus links, making it ideal for professionals, couples, or small families. With easy access to Chesterfield town centre and surrounding countryside, it's perfectly placed for both work and leisure.

Upon entering the home, you're welcomed into a hallway leading to a bright and spacious lounge featuring a bay window, creating a warm and inviting space. The kitchen diner offers ample room for family meals or entertaining guests, while a separate WC on the ground floor adds convenience.

Upstairs, you'll find two generously sized double bedrooms and a fully tiled bathroom fitted with a three-piece suite.

The home is equipped with gas central heating and uPVC double glazed windows, all replaced approximately three years ago, ensuring year-round comfort and energy efficiency.

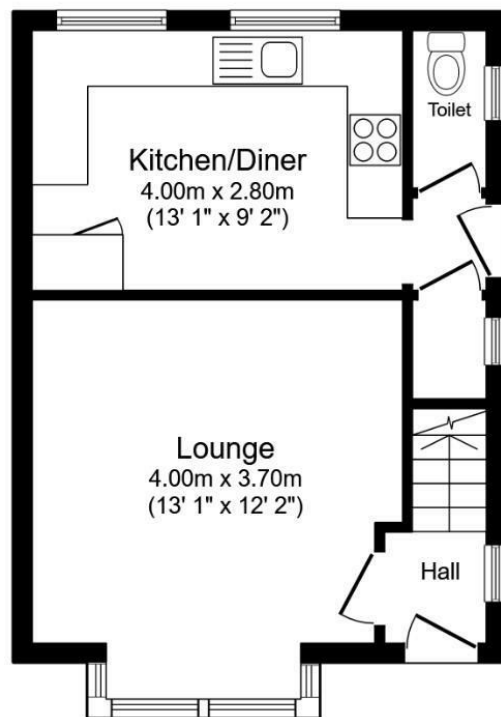
Outside, the property boasts a well-maintained rear garden, complete with a patio area ideal for outdoor dining or relaxing. To the front, there's a neat lawn and a private driveway, providing off-road parking.

This is a fantastic opportunity to acquire a spacious and well-cared-for home in a highly regarded area. Early viewing is highly recommended. Call Hunters now!

FREEHOLD | TAX BAND B

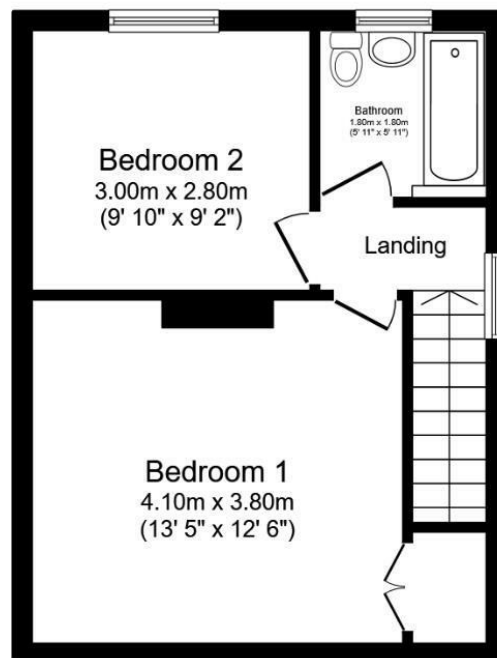






Ground Floor

Floor area 33.6 sq.m. (362 sq.ft.)



First Floor

Floor area 32.3 sq.m. (348 sq.ft.)

Total floor area: 65.9 sq.m. (710 sq.ft.)


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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>