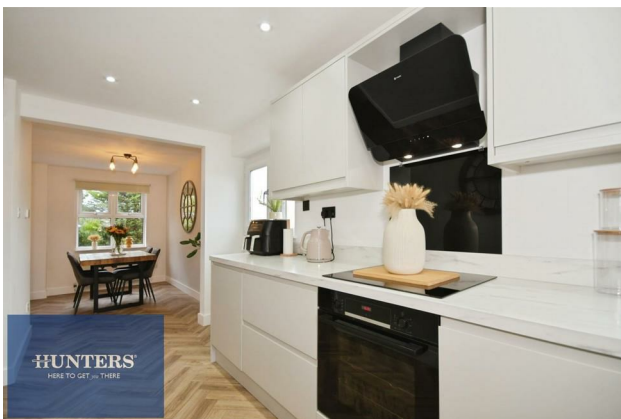


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FOUR BEDROOM DETACHED HOUSE - IDEAL FAMILY HOME - GREAT SIZED CORNER PLOT!

Woodthorpe is a popular residential area offering a pleasant setting with convenient access to local amenities, schools and nearby countryside. With good road links to Chesterfield and surrounding Derbyshire towns, it provides an ideal balance of peaceful living and everyday convenience.

The property welcomes you into an inviting entrance hall, providing access to a well-appointed kitchen which flows through to a separate dining area, ideal for family meals and entertaining. The spacious lounge offers a comfortable living space and leads into a conservatory, complete with patio doors opening out onto the rear garden, creating a lovely connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor accommodation.

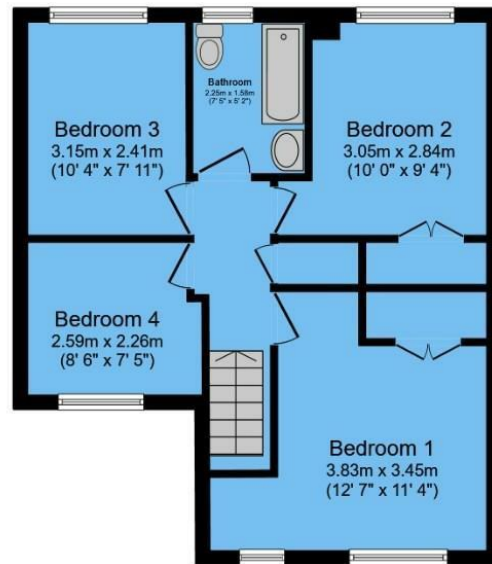
To the first floor, the landing provides access to four well-proportioned bedrooms, two of which benefit from built-in wardrobe space. The accommodation is complemented by a modern family bathroom, fitted with a bath and overhead shower.

Externally, the property benefits from driveway parking to the front leading to the integral garage with electric up & over door. To the rear, the garden features a dedicated seating area, a lawned section and a useful storage shed as well as garage, providing practical outdoor space for relaxing, entertaining and storage.

FREEHOLD - COUNCIL TAX BAND C



Ground Floor



First Floor

Total floor area 110.1 sq.m. (1,185 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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		
	70	84
England & Wales	EU Directive 2002/91/EC	



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