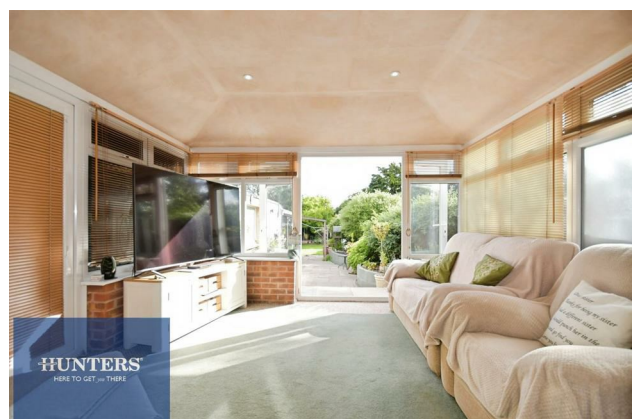


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THREE BEDROOM SEMI DETACHED HOUSE - GREAT SIZED FAMILY HOME! WITH DRIVEWAY, GARAGE, BAR AND SUNROOM!

EXCELLENT LOCATION, just a short distance from the Town Centre, with local amenities & close to different pubs and restaurants.

This generously proportioned family home offers well-planned and versatile accommodation throughout the ground floor. The entrance hall leads into a spacious lounge, featuring a charming bay window that floods the room with natural light. From here, the accommodation continues into a generous kitchen, providing ample worktop and storage space together with room for a dining area.

An open archway leads through to a bright and versatile sunroom, providing an excellent additional reception space with double patio doors opening directly onto the garden. From the sunroom, there is access through to the workshop, garage/workshop and a useful bar area, with further access leading outside.

To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. Completing the first floor is a family bathroom, fitted with a bath and overhead shower.

Externally, the property benefits from a driveway providing ample off-road parking. To the rear is a well-maintained garden, featuring a paved patio area ideal for outdoor seating and entertaining. The patio continues around to the bar, where there is a covered seating area, perfect for enjoying the garden throughout the year. A generous lawn provides further space for families and keen gardeners, with a good degree of versatility for outdoor use.

FREEHOLD - COUNCIL TAX BAND A



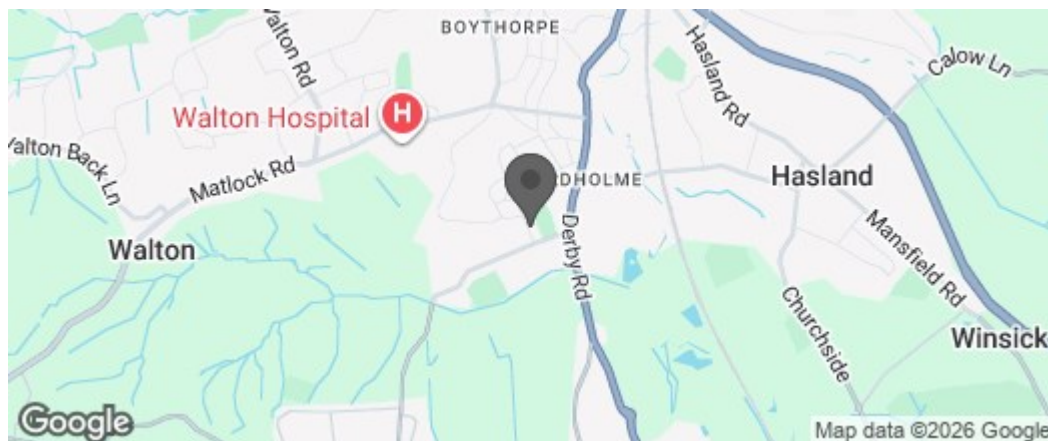
Ground Floor

First Floor

Total floor area 85.9 sq.m. (925 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		
	71	82
England & Wales	EU Directive 2002/91/EC	



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email: Chesterfield@hunters.com <https://www.hunters.com>