

Marketing Preview



6 Dovetail Court, Chesterfield, S41 7WE

£185,000

Bedrooms 2, Bathrooms 2, Reception Rooms 1



CHAIN FREE!! A unique opportunity to purchase this two double bedroom coach house which is tucked away, has its own entrance and was built in 2021. Offering an open plan kitchen/lounge and a master bedroom with an ensuite. Also having, off road parking, a garage and views of the river and Crooked Spire. On the doorstep to Chesterfield Town Centre and the train station. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A unique opportunity to purchase this two double bedroom coach house which is tucked away, has its own entrance and was built in 2021. Offering an open plan kitchen/lounge and a master bedroom with an ensuite. Also having, off road parking, a garage and views of the river and Crooked Spire. On the doorstep to Chesterfield Town Centre and the train station. Perfect for first time buyers or families alike!

HALLWAY

Enter via a composite door into the hallway with mosaic effect tiled flooring, a radiator and a ceiling light. Stair rise to the first floor.

LOUNGE/KITCHEN 17'9" x 19'4"

An open living space with ample modern wall and base units, contrasting worktops and stainless steel splash back. Stainless steel sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Integrated fridge/freezer, washing machine and dishwasher. Two ceiling lights, under unit lighting, two radiators and two double glazed windows to the front. Large storage cupboard housing the boiler.

INNER HALLWAY

Having a ceiling light, radiator and access to the loft. Doors to the two bedrooms and bathroom.

MASTER BEDROOM 8'6" x 14'9"

A double bedroom with white walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 6'11" x 4'8"

Comprising of a shower cubicle with an overhead shower, floating wash basin and close coupled WC. Spotlighting and chrome ladder style radiator. Part tiled walls and tile effect flooring.

BEDROOM TWO 10'2" x 8'5"

A double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 7'2" x 6'2"

A modern bathroom having a bath with a mixer shower tap, floating wash basin and close coupled WC. Spotlighting and chrome ladder style radiator. Part tiled walls and tile effect flooring.

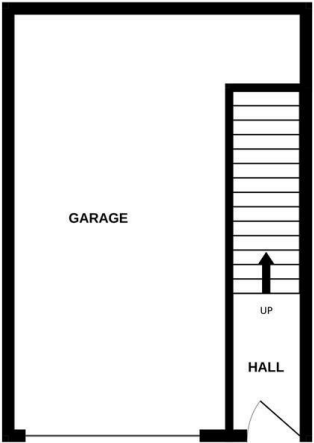
OUTSIDE

Having a double driveway and access to the garage with power and lighting. Power point and an electric car charger. Surrounded by communal gardens.

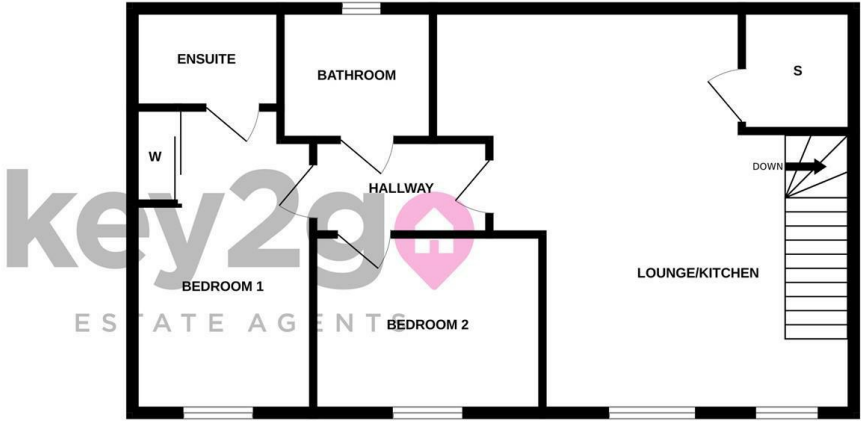
PROPERTY DETAILS

- FREEHOLD, COMMUNAL CHARGE AROUND £70, THE GARAGE IS OWNED BUT HAS A LEASE ON IT WHICH IS INCLUDED IN THE PROPERTY
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - CHESTERFIELD CITY COUNCIL

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

