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ESTATE AGENTS

## Marketing Preview











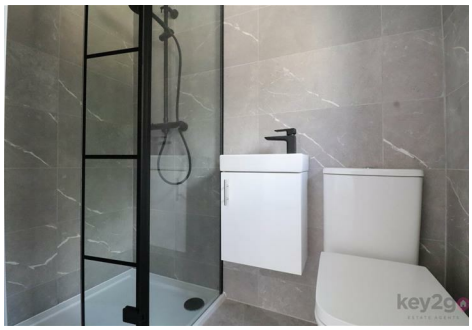




**13 Lime Avenue, Staveley, Chesterfield, S43 3JH**

**£270,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**














NO CHAIN! Recently renovated to an exceptional standard by the current owner, this beautifully presented and extended three/four-bedroom detached family home offers spacious, versatile accommodation finished to a high specification throughout. The ground floor benefits from double bedroom or home office with a contemporary en-suite, while the heart of the home is the stunning open-plan kitchen/dining space, perfect for modern family living and entertaining.
Occupying a generous plot, the property boasts ample off-road parking via a gated driveway and a private, enclosed rear garden, ideal for families and outdoor enjoyment. Conveniently positioned with excellent road links to Chesterfield and an excellent range of local amenities right on the doorstep.

## SUMMARY

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A welcoming entrance hallway provides access to the ground floor, with stairs rising to the first floor. The heart of the home is the spacious and beautifully appointed open-plan kitchen/dining room, fitted with an extensive range of shaker-style wall and base units complemented by fully integrated appliances. Patio doors open directly onto the rear garden, creating an ideal space for both everyday family living and entertaining. To the front of the property, the lounge is bathed in natural light from an attractive bay window. To the rear, a versatile reception room offers flexibility as a ground floor double bedroom, home office or playroom, and benefits from a contemporary en-suite shower room. A large understairs storage cupboard provides excellent additional storage space.

The first-floor landing provides loft access and leads to three well-proportioned bedrooms. To the front of the property is a spacious and light-filled double bedroom, while the second double bedroom enjoys a dual aspect, allowing an abundance of natural light to flood the room. The third bedroom is a comfortable single, benefiting from attractive open views to the rear. Completing the first floor is a stylish, contemporary family bathroom, finished to a high standard.

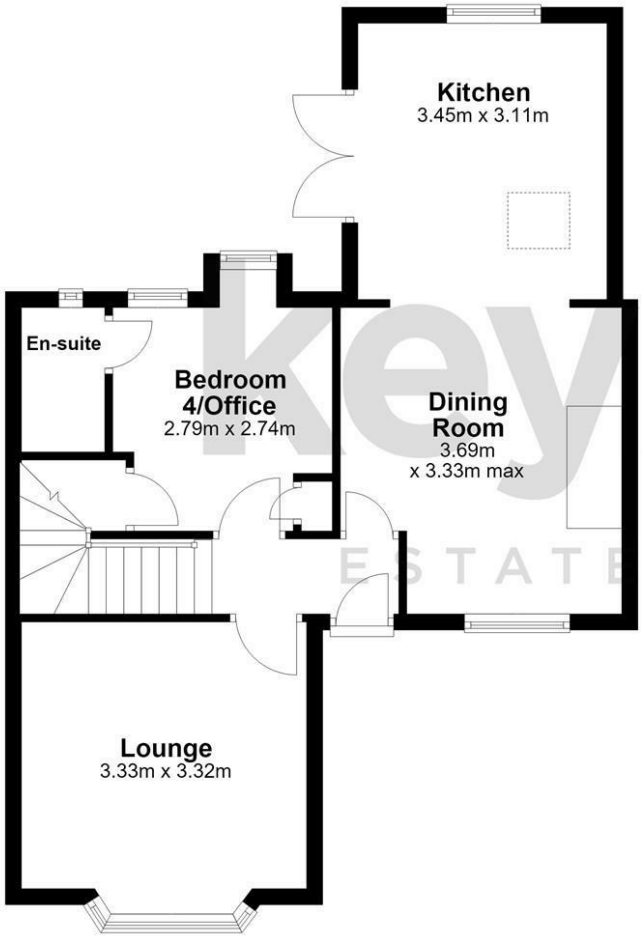
To the front of the property, a sliding gated driveway provides ample off-road parking for multiple vehicles. Secure side gates offer access to the generous rear garden, which is fully enclosed to provide a high degree of privacy. The garden features a paved patio, ideal for outdoor dining and entertaining, a well-maintained lawn, and fenced boundaries, making it a perfect space for families and pets alike.

## PROPERTY DETAILS

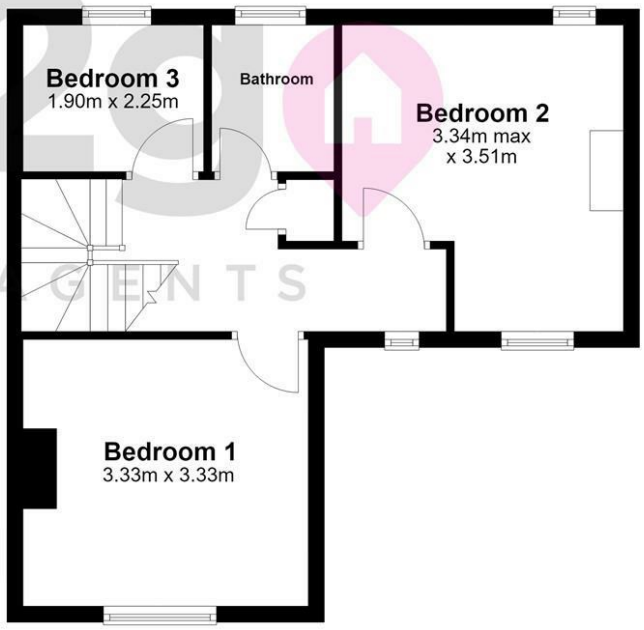
- FREEHOLD
- GAS CENTRAL HEATING
- NEWLY FITTED COMBI BOILER
- NEWLY REWIRED

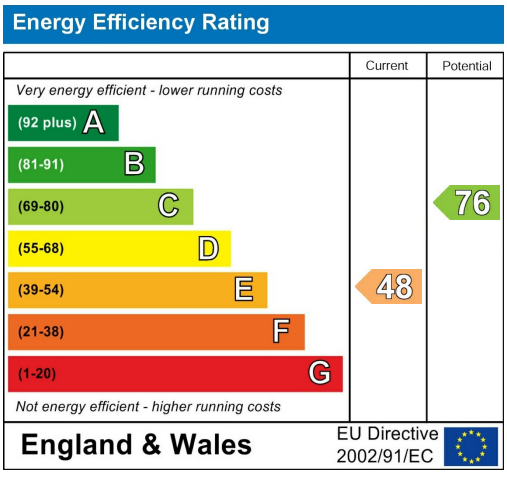
For room measurements, please see floorplan.

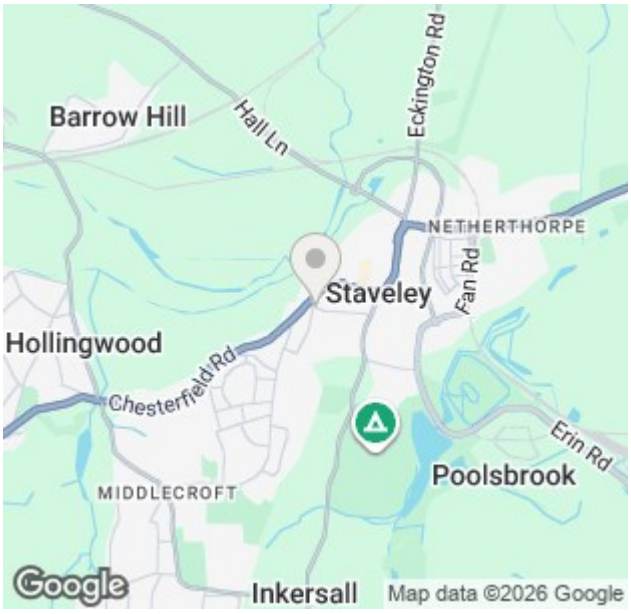
## Ground Floor




## First Floor




38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk