



**Horse Chestnut Close, CHESTERFIELD S40 2FL**



**welcome to**

## **Horse Chestnut Close, CHESTERFIELD**

**\*\*Guide Price £180,000 - £190,000\*\***

NO CHAIN

### **Front Of Property**

The property enjoys an attractive frontage with a pathway leads to the front entrance, offering a welcoming approach to this modern family home. This property also has an allocated parking space providing off-road parking.

### **Hall**

Entrance is gained via a front-facing door into the hallway, providing access to the ground floor accommodation and staircase rising to the first floor.

### **Downstairs W/C**

Conveniently located off the hallway, the cloakroom is fitted with a low flush WC and wash hand basin, ideal for guests and day-to-day family use.

### **Dining Room**

A spacious and versatile reception room featuring a front-facing window allowing plenty of natural light, this generous space offers ample room for a family dining table and additional furnishings. Useful under-stairs storage is also available, with an open flow through to the kitchen.

### **Kitchen**

A stylish and practical kitchen with fitted wall and base units, generous worktop space, and room for appliances. Double doors provide direct access to the rear garden, ideal for entertaining. Includes a useful storage cupboard. The tap, sink, and vinyl flooring were all replaced earlier this year and are still under warranty.

### **Stairs And Landing**

The first floor landing provides access to all three bedrooms and the family bathroom, with space creating a bright and airy feel throughout the upper floor.

### **Bedroom One**

A comfortable double bedroom, positioned to the front of the property. The room benefits from its own en-suite shower room and comfortably accommodates a double bed alongside additional bedroom furniture.

### **En-Suite**

Fitted with a shower enclosure, low flush WC and wash hand basin, providing convenient private facilities to the principal bedroom.

### **Bedroom Two**

A further double bedroom located to the rear of the property and offering pleasant views over the garden. Ideal as a guest room, child's bedroom or home office.

### **Bedroom Three**

This versatile third bedroom is suitable as a child's bedroom, nursery, dressing room or study.

### **Bathroom**

The family bathroom is fitted with a three-piece suite comprising a panelled bath, low flush WC and wash hand basin, serving the remaining bedrooms.





### **Rear Garden**

To the rear is an enclosed garden offering a private outdoor space for relaxing and entertaining. Accessible directly from the kitchen via double doors, the garden provides an excellent extension of the living accommodation and is ideal for families, pets and outdoor dining.

### **Agents Note - Aml Fee**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Horse Chestnut Close, CHESTERFIELD

- \*\*Guide Price £180,000 - £190,000\*\*
- Council Tax Band C
- Allocated Parking
- Downstairs W/C
- Spacious Dining Room

Tenure: Leasehold EPC Rating: C

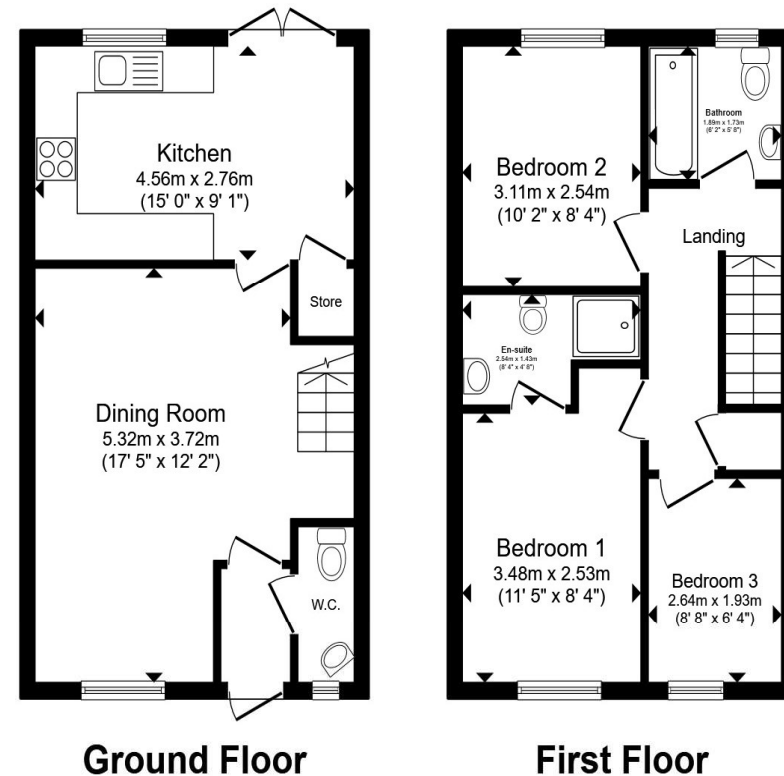
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Total floor area 74.3 m<sup>2</sup> (800 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). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
CSF105369 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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