



£260,000 Freehold

16 ROTHER CROFT | NEW TUPTON | CHESTERFIELD | S42 6BE

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL FOREVER...

Welcome to this charming detached family home located in the desirable area of New Tupton. With spacious rooms, modern decor and ample off street parking, this really is your ideal family home! Lets take a look inside...

As you enter you will find the entrance hallway, leading nicely into a generous reception room that provides ample space for all your furniture allowing it to be the perfect setting for relaxation and entertaining. Off of the reception room is the conservatory, a great space to relax in the summer months. Into the kitchen, this room is complete with an array of modern matching cabinetry and ample space to spend time cooking with the family. To complete this floor is a handy downstairs WC.

Heading upstairs, you will find this property boasts three well-proportioned bedrooms, allowing for ample space and opportunity to make your own. To complete this floor is the gorgeous family bathroom.

Outside offers a low maintenance rear garden with decked and pebbled areas, allowing for easy upkeep for those with a busy day to day life! To the front of the property is a driveway, creating ample off street parking along with a garage.

This property is a wonderful opportunity for those looking for a family home that combines spacious living with a prime location. Do not miss the chance to make this delightful property your own.

Call today to view!





Entrance Hall

Allowing access into:

Reception Room

With ample space for your furniture, feature fireplace, window to the front elevation, access into the kitchen and double doors into the conservatory.

Conservatory

With windows surround, central heating radiator and access onto the rear garden.

Kitchen

Complete with an array of matching wall and base units with complimentary worktop over. Inset sink with drainer, hob with hood over and integral oven. Door allowing access onto the rear garden.

Downstairs WC

Complete with a low flush WC, hand wash basin with vanity unit, central heating radiator and frosted window to the front elevation.

Bedroom One

With a window to the front elevation and fitted wardrobes.

Bedroom Two

With a window to the rear elevation.

Bedroom Three

With a window to the front elevation and central heating radiator.

Bathroom

Complete with a low flush WC, hand wash basin with vanity draws, bath and shower. Frosted window to the rear elevation.



Outside

Low maintenance rear garden with decked and pebbled areas. To the front allows ample off street parking along with a garage for all your storage needs!





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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