



Guide Price £210,000 Freehold

3 NORTON AVENUE | SHUTTLEWOOD | CHESTERFIELD | S44 6RA

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £210,000 - £220,000 ***

Situated in the delightful area of Shuttlewood, this two bedroom detached bungalow presents a wonderful opportunity for those seeking a spacious and versatile property. Positioned in a great location, this bungalow benefits from the tranquillity of a residential area while remaining conveniently close to local amenities and transport links. Lets take a look inside...

Upon entry you will be greeted by the spacious hallway, to the right you will find the generously sized reception room filled with light from the bay window and providing an inviting area for relaxation and entertainment. You will find a great sized kitchen allowing for ample space to place your dining furniture. Also off the kitchen is a porch area, an ideal space to either create a utility room or to house further storage for appliances.

You will find two well-proportioned bedrooms, both allowing ample space and opportunity to make your own. To complete the property is the shower room.

The layout of the home offers ample potential for personalisation, allowing you to create a home that truly reflects your style and preferences. The spacious nature of the property ensures that you will have plenty of room to make your own mark.

Heading outside you will find a low maintenance rear garden with lawn and patio area, the property benefits from a coal house providing further storage. The front is also low maintenance. This property has a driveway providing ample off street parking and garage.

This property is not just a house; it is a canvas awaiting your creative touch. With its spacious layout and prime location, it presents an excellent opportunity to establish a comfortable and personalised home. Do not miss the chance to make this property your own.

Call today to view!





Entrance Hall

Allowing access into:

Reception Room 13'1" x 14'11"

With carpeted flooring and bay window to the front elevation.

Kitchen 9'10" x 14'11"

Complete with a range of matching wall and base units with worktop over. Inset sink and drainer and space for appliances.

Porch 19'3" x 6'2"

Complete with cabinetry allowing for further storage and windows to the rear elevation. Door providing access onto the rear garden.

Bedroom One 10'4" x 10'11"

With central heating radiator and window to the rear elevation.

Bedroom Two 8'2" x 10'10"

With carpeted flooring, central heating radiator and window to the front elevation.

Shower Room 4'10" x 6'9"

Complete with a low flush WC, hand wash basin in vanity unit and shower. Frosted window.

Outside

Low maintenance rear garden with lawn and patio area. The front is also low maintenance. This property has a driveway providing ample off street parking and garage.

Coal House 3'2" x 5'6"



Ground Floor
76sq.m/821.19sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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		68	76
(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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