



£135,000 Freehold

58 LAUREL CRESCENT | HOLLINGWOOD | CHESTERFIELD | S43 2LT

**BuckleyBrown**  
ESTATE AGENTS



THE ONE YOU'VE BEEN WAITING FOR!...Beautifully presented and thoughtfully maintained, this charming semi-detached home is ideally positioned on the ever-popular Laurel Crescent in Hollingwood, Chesterfield. Offering stylish, well-balanced accommodation throughout, this property is perfect for buyers seeking comfort, character and practicality. Let's take a look inside...

You are welcomed by an inviting entrance hall which leads seamlessly into the living room. Featuring elegant hardwood flooring and a large front-facing window overlooking the garden, this space feels bright, warm and ideal for relaxing or entertaining.

To the rear sits the kitchen dining room, finished with tiled walls and flooring and fitted with a range of storage cupboards with complementary work surfaces. The kitchen includes an integrated oven, hob with extractor fan and hand wash basin, with ample space for dining furniture. An additional storage room enhances functionality, while rear-facing windows and a door provide direct access to the garden, creating a natural flow for everyday living.

The first floor landing leads to two well-proportioned bedrooms. Bedroom one benefits from hardwood flooring, a useful built-in storage cupboard and a front-facing window. Bedroom two offers a peaceful retreat with carpeted flooring and a rear aspect window overlooking the garden.

Completing the interior is a stylish shower room, fitted with a modern three-piece suite comprising a low flush WC, hand wash basin and walk-in shower, complemented by hardwood flooring and a rear-facing window.

Externally, the property continues to impress. The front garden features a smart, low-maintenance slate and lawn design, while the rear garden offers a delightful two-tier layout with a patio seating area leading up to a lawn—perfect for outdoor enjoyment.

Early viewing is highly recommended to fully appreciate this delightful home.





#### Hall

Access to;

#### Living Room 10'9" x 13'9"

Hardwood flooring, central heating radiator and a large window with views of the front garden.

#### Kitchen/Dining Room 7'10" x 17'0"

Tiled walls and floors, storage cupboards with work surfaces above, integrated oven and hand wash basin, hob with extractor fan, an additional storage room and windows with views of the rear plus a door providing outside access.

#### Landing

Access to;

#### Bedroom One 9'10" x 13'9"

Hardwood flooring, additional storage cupboard, central heating radiator and a front-facing window.

#### Bedroom Two 8'10" x 10'4"

Carpeted flooring, central heating radiator and a rear aspect window.

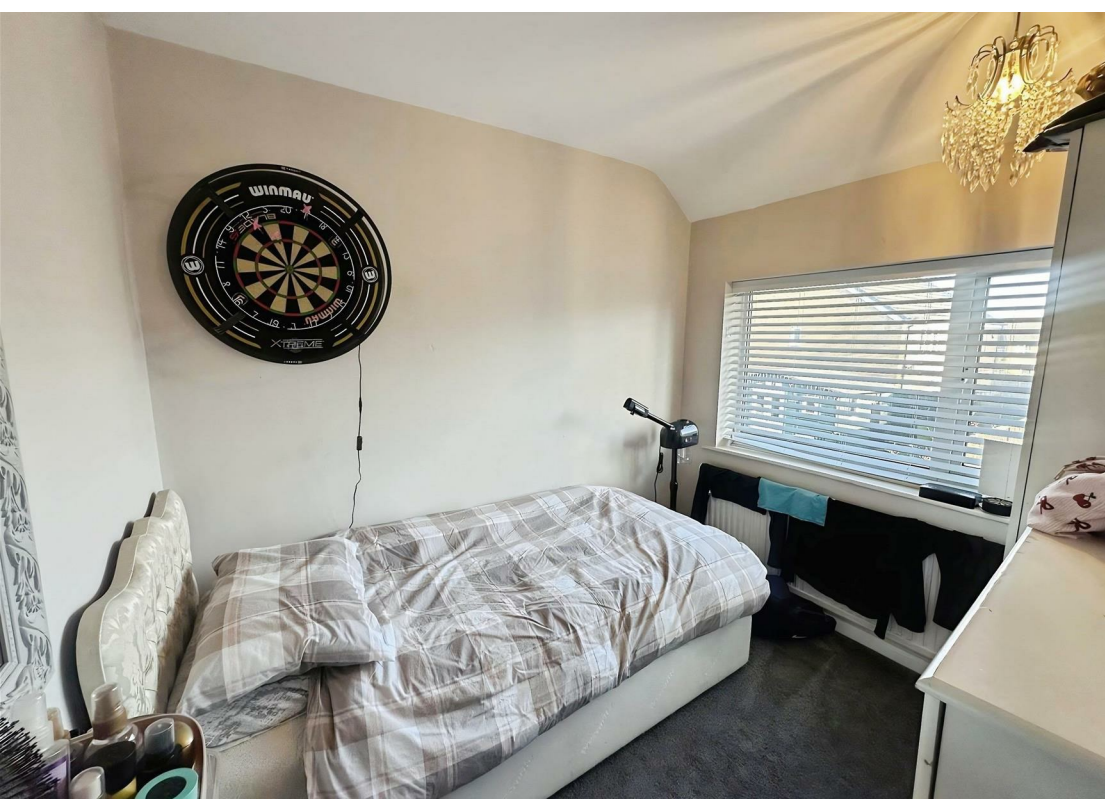
#### Shower Room 4'7" x 8'2"

Three-piece suite with hardwood flooring, low flush toilet, hand wash basin, walk-in shower and a window providing a rear outlook.

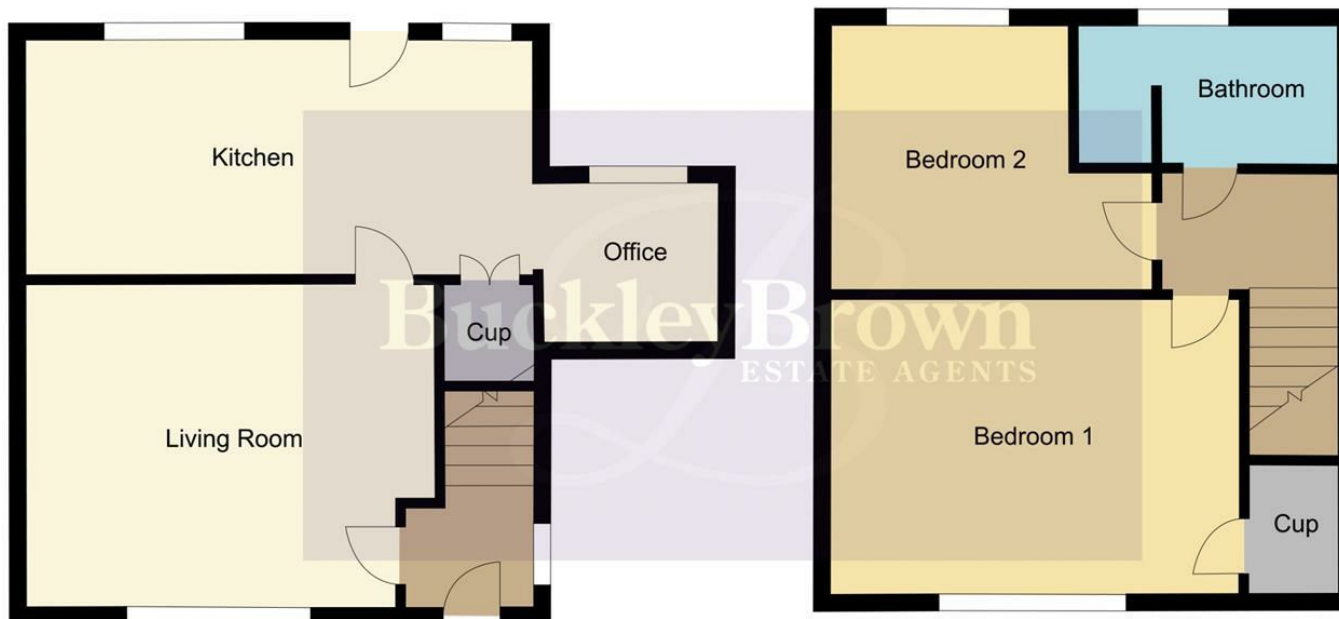
#### Outside

To the front, the property features a low-maintenance slate and lawn design, while the rear garden offers a two-tier layout with a patio area leading up to a lawn.









**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) <b>A</b>		<b>88</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>70</b>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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