



Offers Over £250,000 Freehold

12 THE CRESCENT | BARLBOROUGH | CHESTERFIELD | S43 4EQ

**BuckleyBrown**  
ESTATE AGENTS

PERFECT FAMILY HOME!... Nestled in the charming village of Barlborough, Chesterfield, The Crescent offers a delightful semi-detached house that combines comfort with convenience. This property is ideally situated, providing easy access to local amenities, schools, and transport links, making it a perfect retreat for those seeking a peaceful yet connected lifestyle.

Upon entering the ground floor, you are greeted by a welcoming living area that exudes warmth and character. The space is thoughtfully designed, allowing for both relaxation and entertaining. Adjacent to the living area, you will find a well-appointed kitchen that boasts modern appliances and ample storage, making it a joy to prepare meals. From here there is a bright and airy conservatory. The ground floor also features a convenient bathroom, ensuring practicality for everyday living.

Venturing upstairs, you will find three generous sized bedrooms each offers a serene escape. The upstairs layout is designed to maximise comfort, providing a peaceful sanctuary for rest and relaxation with an additional shower room off the landing.

Outside, the property benefits from a charming garden area, perfect for enjoying the fresh air or hosting gatherings with friends and family. The outdoor space is both private and inviting, offering a wonderful opportunity for gardening or simply unwinding after a long day. The front boasts a private driveway and a garage!

Call now to arrange a viewing!





#### Hall

Windows to the side and further access into;

#### Living Room 15'1" x 10'4"

Laminate flooring, central heating radiator, feature fireplace and windows to the front elevation.

#### Kitchen 12'11" x 11'0"

Complete with a range of matching cabinets, belfast sink, integrated appliances and decorative splashback tiles. Access into the conservatory.

#### Conservatory 18'5" x 8'8"

Surrounding windows along with patio doors opening to the rear elevation.

#### Bathroom 6'2" x 7'1"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

#### Landing

Access into;

#### Bedroom One 12'8" x 11'0"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

#### Bedroom Two 10'9" x 10'5"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Three 8'1" x 11'0"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Shower Room 2'8" x 7'1"

Three piece suite including a hand wash basin, low flush WC and a shower.

#### Garage

Accessible from the front elevation with a window to the side elevation.

#### Summer House

Access through double doors with windows to the front.

#### Outside

Low maintenance frontage with a private driveway and a garage allowing secure off road parking. Decorative garden to the rear boasting of both decked and patio seating areas, gravel space with a sun house along with fence surround.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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