



**9 Netherleigh Road**  
*, Chesterfield, S40 3QJ*  
**Guide Price £650,000**



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, Chesterfield, S40 3QJ

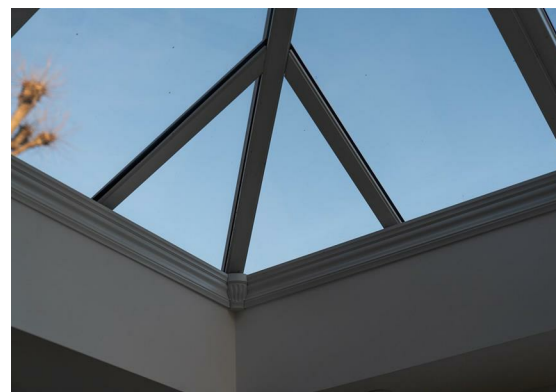
£650,000 - £675,000 (Guide price) A stylish, practical, social family home, situated in this sought after location neighbouring woodland walks, local amenities, schools and parks. Beautifully styled throughout, with natural light, free-flowing space and a fantastic layout that works for a growing family, a work-from-home'er or a home owner just wanting a modern home with ample space.

Offering 2497 sqft of accommodation over 2 storeys, the property features a shaker island kitchen with granite worktops and a range of integrated appliances, a social open plan living and dining space leading off the kitchen with sky-light lantern and bi-folds into the garden, a separate lounge, designated ground floor office, spacious bedrooms, 3 bathrooms and an integral double garage.

The property is set back in a generous plot, to the front of the home is a block paved driveway providing off road parking for multiple cars, and to the rear is a recently landscaped, private garden with large lawn, porcelain tiled patio and a further decked terrace.

The ground floor comprises; bright and spacious entrance hallway, ground floor WC, ground floor office, shaker island kitchen with granite worktops and a range of integrated appliances, separate utility room with access to the garden and garage, stunning open plan living and dining





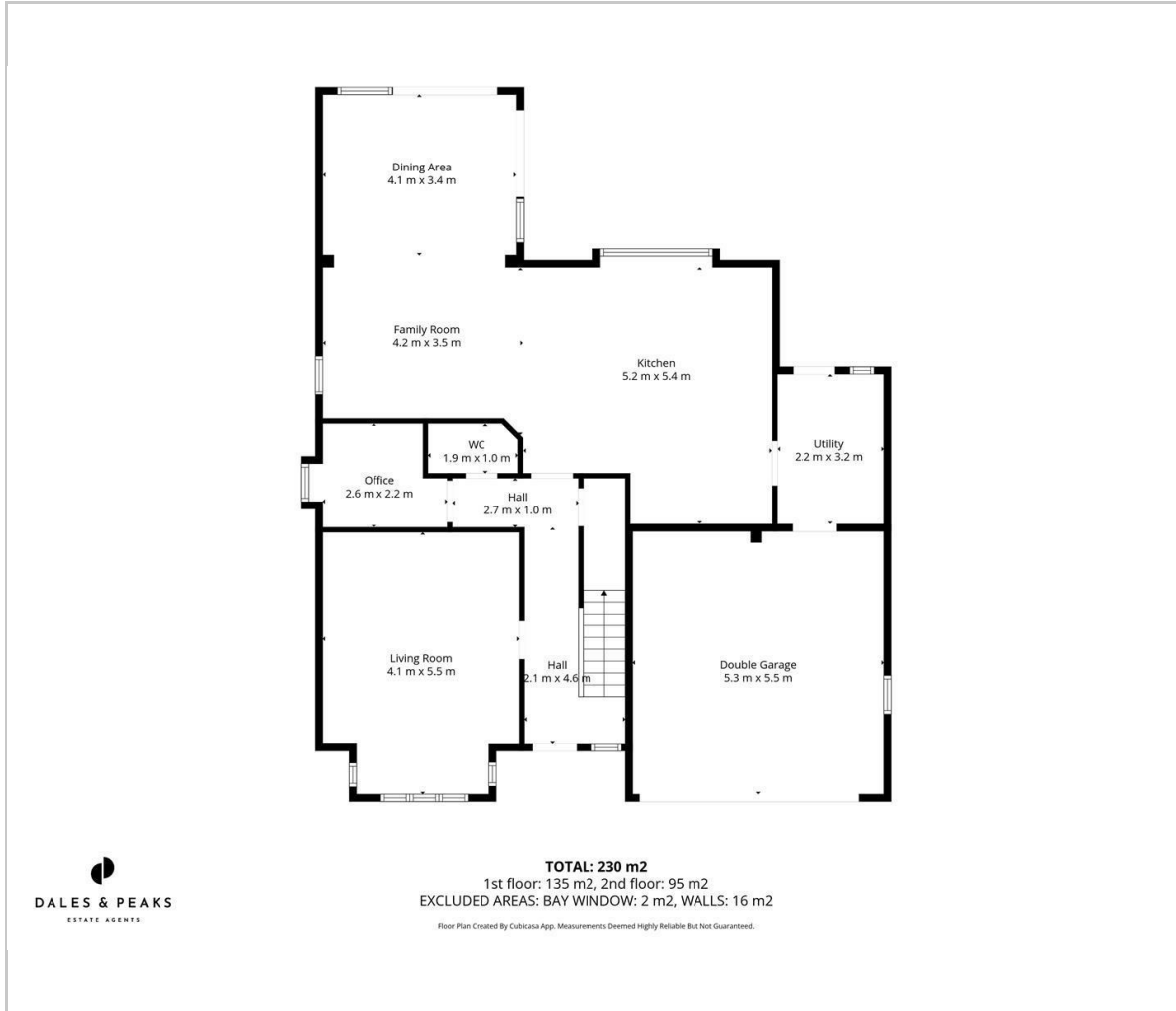
space leading off the kitchen with lantern sky-light and bi-folds doors into the garden, as well as a separate family lounge.

The first floor comprises; central landing with window filling the home with natural light, family bathroom with bath and separate shower, 4 generously sized double bedrooms with ample storage space and bedrooms 1 and 2 with en-suite shower room.

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## Floor Plan

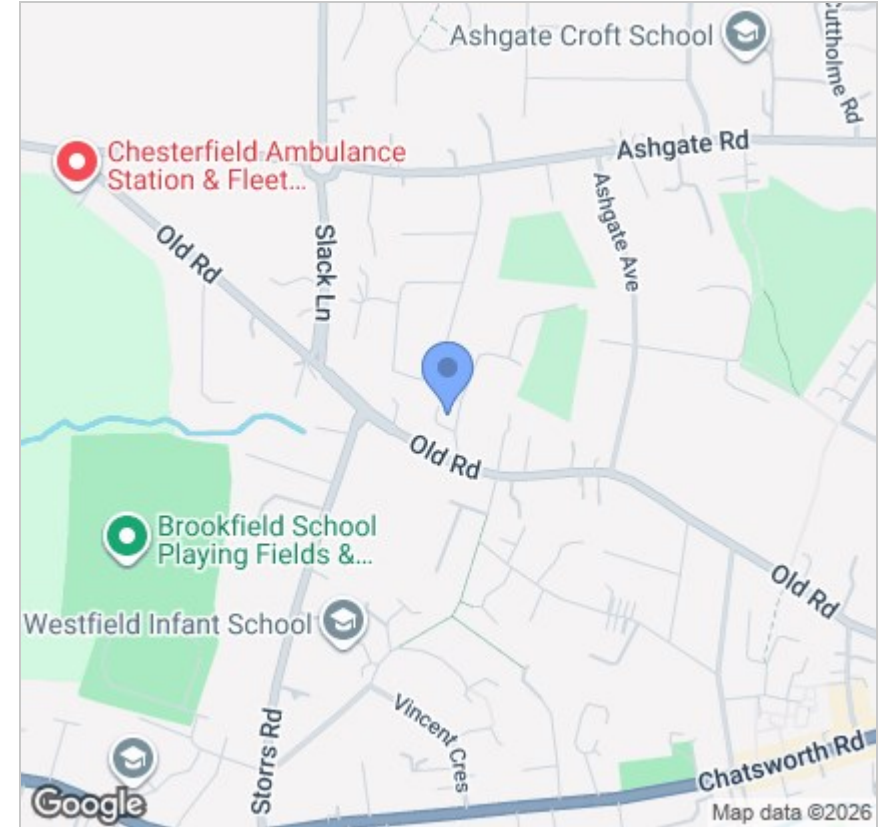


## Viewing

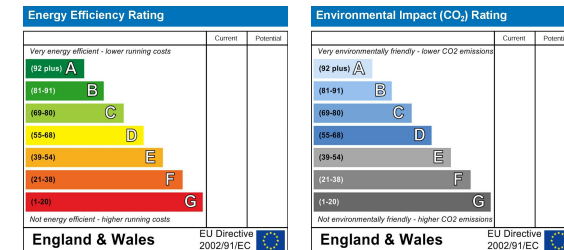
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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