

**Station New Road, Old Tupton, Chesterfield S42 6DB**

william h brown

*welcome to*

# Station New Road, Old Tupton Chesterfield

Well-presented three-bedroom semi-detached family home in sought-after Old Tupton, featuring a spacious lounge, separate dining room, modern fitted kitchen with breakfast island, downstairs WC, contemporary bathroom, substantial driveway and a generous enclosed rear garden.

**Front Of Property / Driveway**
The property enjoys an attractive position within a popular residential area and is set back from the road behind a generous driveway providing ample off-road parking for multiple vehicles. The frontage is predominantly low maintenance, with mature boundaries adding privacy and enhancing kerb appeal. Side access leads through to the rear garden.

**Hall**
A welcoming entrance hall providing access to the principal ground floor accommodation. The hall offers a bright first impression and features stairs rising to the first-floor accommodation.

**Lounge**
A comfortable and well-proportioned reception room enjoying dual-aspect windows that allow plenty of natural light to flood the space. The room centres around an attractive feature fireplace, creating a cosy focal point and making this an ideal space for relaxing with family and friends.

**Dining Room**
A spacious dining room positioned to the rear of the property, offering ample space for a family dining table and additional furnishings. A large window overlooks the rear garden, while the layout provides an excellent setting for both everyday meals and entertaining guests.

**Kitchen**
A beautifully fitted modern kitchen appointed with a range of contemporary wall and base units complemented by work surfaces. The room benefits from generous storage and preparation space with windows to the side and rear elevations to provide excellent natural light.

**Downstairs Wc**
Conveniently located off the kitchen, comprising a low-level WC and wash hand basin, providing practical facilities for guests and everyday family use.

**Stairs / Landing**
The staircase rises to a central first-floor landing providing access to all bedrooms, bathroom and separate WC. Natural light creates a bright and welcoming feel throughout this area.

**Bedroom One**
A generous principal bedroom positioned to the front of the property. Offering ample space for a double bed and a full range of bedroom furniture, the room is light and airy, creating a comfortable retreat.

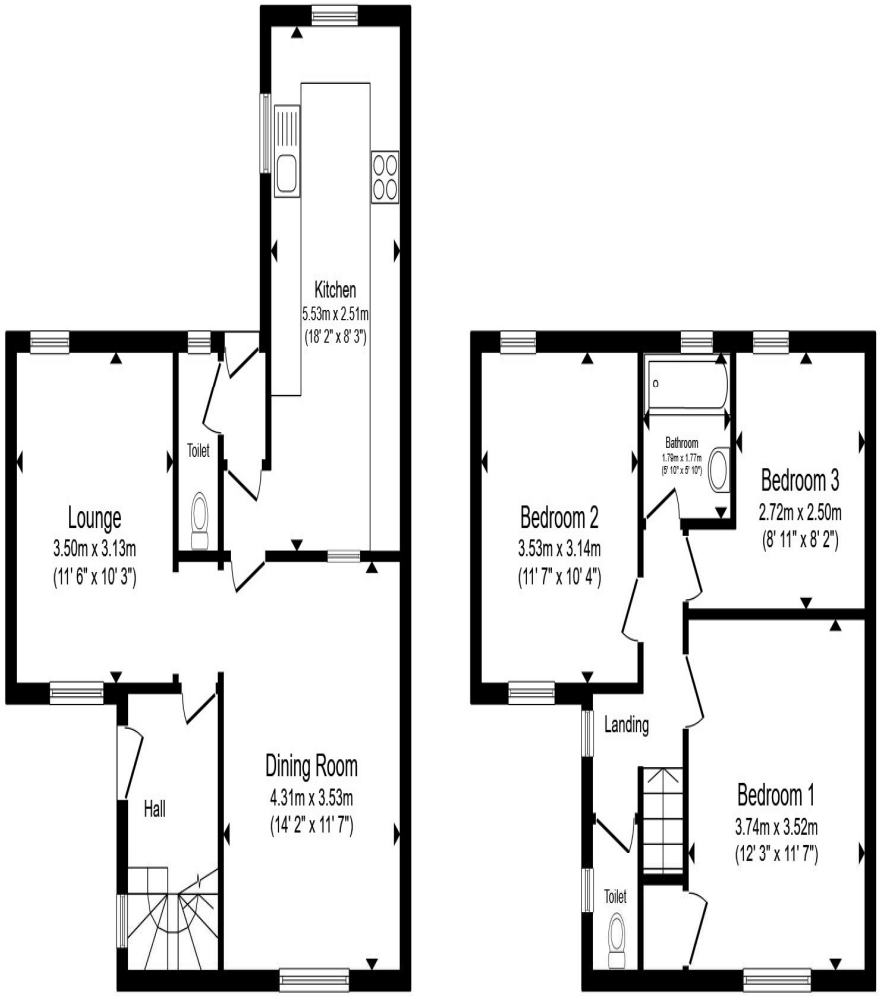
**Bedroom Two**
A spacious double bedroom enjoying pleasant garden views. Well-presented throughout, the room provides excellent versatility for family members or visiting guests.

**Bedroom Three**
A well-proportioned third bedroom currently utilised as a bedroom but equally suitable as a nursery, home office or hobby room depending on individual requirements.

**Bathroom**
A modern family bathroom fitted with a panelled bath incorporating shower facilities, wash hand basin with vanity storage and contemporary tiling. The room is stylishly presented and designed for practical family living.

**Toilet**
Separate from the bathroom, the first-floor WC is fitted with a low-level toilet, providing additional convenience for busy households.

**Rear Garden**
The rear garden is an outstanding feature of the property, offering a substantial enclosed lawn ideal for children and pets. A paved pathway leads through the garden, while a dedicated patio seating area provides the perfect spot for outdoor dining and entertaining. Well-maintained boundaries create a good degree of privacy, and the generous plot offers plenty of space to enjoy throughout the year.

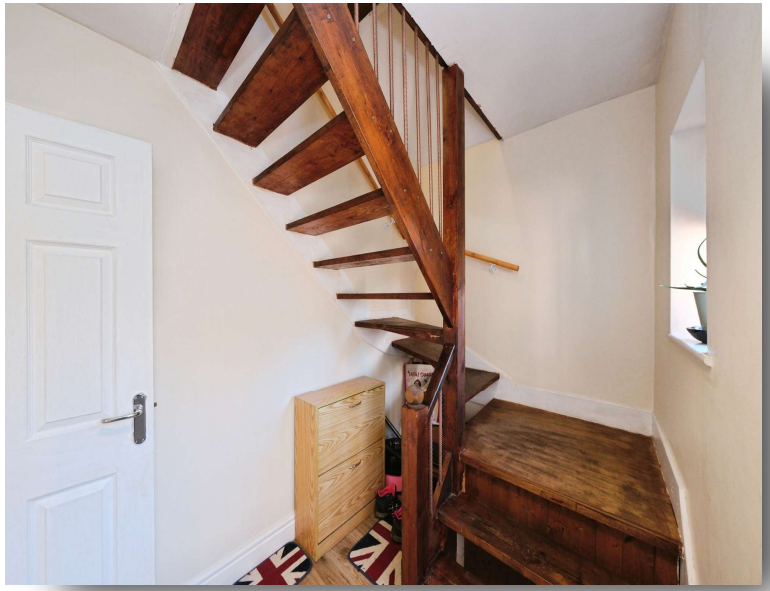



**Ground Floor** **First Floor**

Total floor area 95.3 m² (1,026 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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## Station New Road,

## Old Tupton Chesterfield

- Semi-detached family home
- Three well-proportioned bedrooms
- Spacious dual-aspect lounge
- Separate dining room
- Modern fitted kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

# £230,000



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The Property Ombudsman

Property Ref:
CSF105592 - 0003

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