

Tissington Close, Chesterfield,
Derbyshire, S40

£625 per month Unfurnished

 **Reeds Rains**

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This fantastic property is AVAILABLE NOW and simply must be seen to be appreciated! This property ticks all the boxes, benefitting from a comfortable lounge and dining kitchen, two generous bedrooms and modern bathroom. In addition, the property benefits from off-street parking and a mature, fenced rear garden. The property offers excellent access to town and wider transport links making it an ideal choice for professionals. CALL TODAY TO ARRANGE YOUR VIEWING! EPC Grade E

Entrance Hall

Exterior door opens into a welcoming entrance hall. Space is provided to store coats and a handy under-stairs cupboard provides somewhere to hide away shoes. The hall is laid with functional laminate flooring and also features a wall-mounted radiator, stairs to the first floor and doors to:

Living Room

10'4" x 13'10" (3.15m x 4.22m)
A bright and airy living room decorated in neutral tones and fitted with grey carpet. Having a large double glazed window to the front elevation and wall-mounted radiator.

Kitchen Dining Room

9'5" x 16'5" (2.87m x 5m)
The well-appointed kitchen diner is the perfect hub for busy daily life! The kitchen is fitted with a selection of wall, base and drawer units with cream shaker style doors, which provide ample storage. The cabinets are complimented by expanses of wood-effect worktops, which incorporate a stainless steel sink and drainer unit set beneath a double glazed window overlooking the garden. The kitchen provides an integral electric oven, with gas hob and chrome extractor hood over, while space is provided for free-standing white goods. Laminate flooring flows seamlessly from the kitchen to the dining area where space is provided for a dining table and complimentary furnishings to taste. The dining

area also feature a wall-mounted radiator and double glazed window and door to the rear.

First Floor Landing

Carpeted stairs ascend to a central landing area with tank cupboard and loft hatch. With doors to:

Bedroom One

13'8" x 10'3" (4.17m x 3.12m)
A generous double bedroom benefitting from a useful built-in wardrobe providing additional storage. The room features two double glazed windows to the front elevation. fitted carpet and radiator.

Bedroom Two

13'4" x 8'6" (4.06m x 2.6m)
A second comfortable double bedroom with fitted carpet, radiator and a double glazed window to the rear overlooking the garden.

Bathroom

7'9" x 5'6" (2.36m x 1.68m)
The property offers a modern bathroom suite fitted with a P-shaped bath with shower over, complimented by a vanity hand-wash basin and low flush WC. The bathroom benefits from partial tiling, laminate flooring, radiator and a frosted double glazed window to the rear.

Outisde

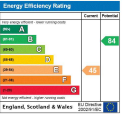
The property sits at the head of a drive-way providing off-street parking for one car. The frontage benefits from mature hedges and lawns which give the property an attractive curb appeal. To the rear, the property benefits from an enclosed rear garden with mature lawns and fenced boundaries.

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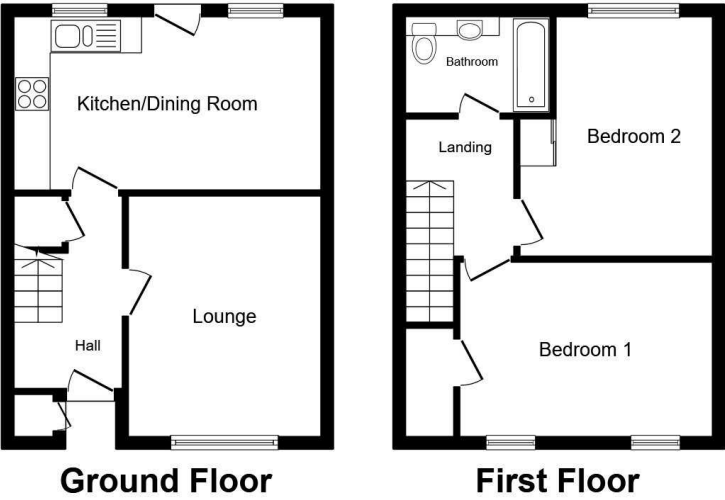
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 70.2 sq.m. (756 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). Plan produced for Reed Rains. Powered by www.localagent.com

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