







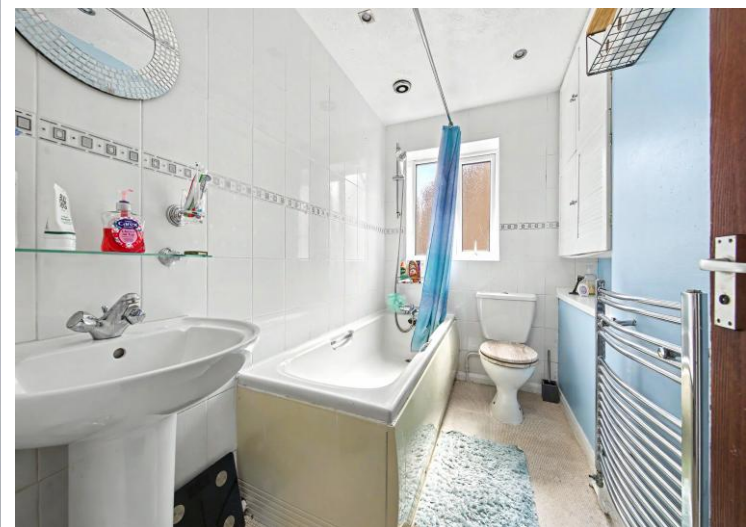
9 Langdale Close

Holme Hall • Chesterfield • S40 4XQ

£185,000

Welcome to this two-bedroom semi-detached home, situated in a pleasant cul-de-sac location within the popular area of Linacre Woods. The property benefits from excellent access to a wide range of everyday amenities, while Chesterfield town centre is just a short distance away, offering an extensive selection of shops, restaurants, leisure facilities, and services. Commuters will appreciate the excellent transport links, with easy access to major road networks, the M1 motorway, Chesterfield train station, and regular bus routes. Linacre reservoir and Holmebrook Valley Park are both close by, offering attractive green spaces, and plenty of walking routes. This property presents an excellent opportunity for first-time buyers looking to establish themselves in a convenient and well-connected location. This property is accessed directly into the living room, a well-proportioned front-facing reception room featuring a fireplace and an open staircase, creating a welcoming and comfortable living space. Leading from the living room is the kitchen, which offers ample storage and space for freestanding appliances. A useful internal storage cupboard enhances practicality, while a rear door provides access to the conservatory. The conservatory is a bright and spacious addition to the home, enjoying an abundance of natural light and offering versatile living space for relaxing or entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. To the first floor are two bedrooms and the family bathroom. Bedroom one is a good-sized front-facing double room benefitting from sliding wardrobes and fitted overbed storage. Bedroom two overlooks the rear garden and is a well-proportioned room with access to additional storage, housing the combi boiler. The bathroom is part tiled and fitted with a three-piece suite comprising a bath with an overhead shower, wash basin, and WC. Externally, the rear garden is private, enclosed, and well maintained. A patio area provides space for outdoor seating and also accommodates a greenhouse. To the side of the property is a useful shed with power supply. A step leads up to an easy-to-maintain artificial grass area, complemented by a patio pathway to one side and planted borders to the other. A further patio area is positioned at the rear, creating additional space for outdoor enjoyment. To the front of the property is a lawned garden and a driveway providing off-road parking with space for two vehicles, along with an electric car charging point.



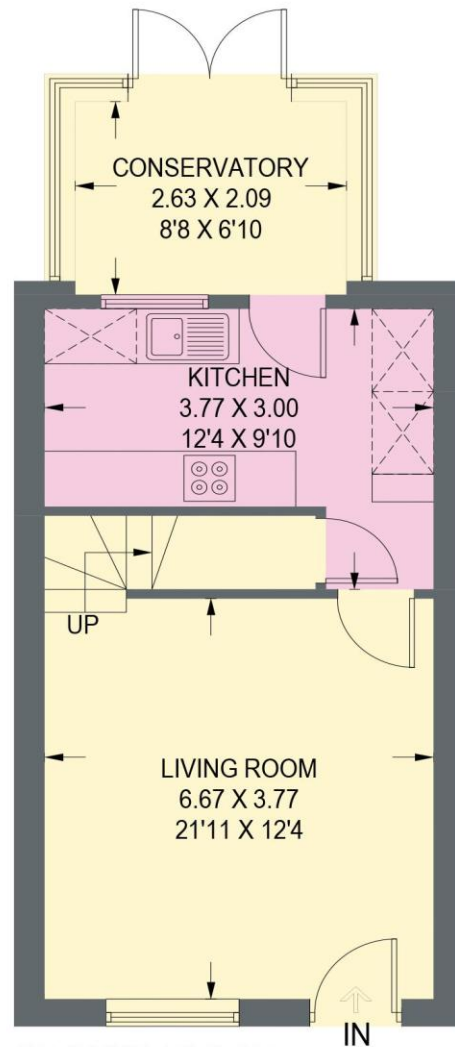


- Two Bedroom Semi Detached House
- Cul de Sac Location, Ideal First Home
- Front Facing Living Room w/ Fireplace
- Kitchen with Storage & Space for Freestanding Appliances
- Bright Rear Conservatory & Hive Central Heating System
- Two Well Proportioned Bedrooms
- Part Tiled Three Piece Suite Bathroom
- Private Well Maintained Garden & Patio w/ Shed & Power
- Driveway Parking & Front Lawn w/ Electric Car Charging Point
- Council Tax Band B/EPC Rating C

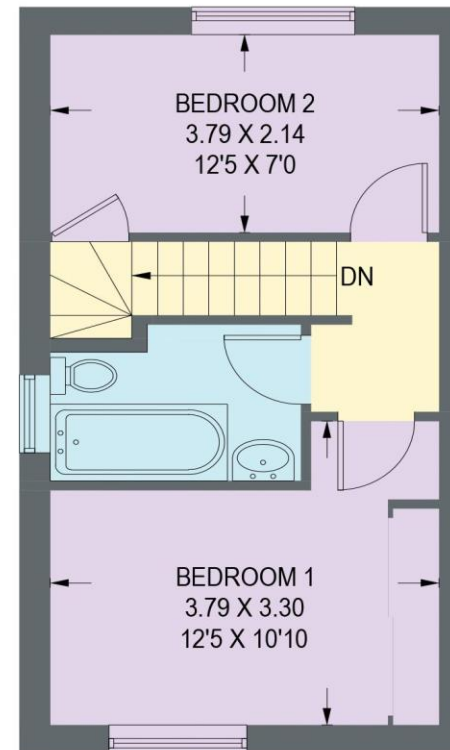


9 LANGDALE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 77.1 SQ M / 830.2 SQ FT



GROUND FLOOR
48.8 SQ M / 525.7 SQ FT



FIRST FLOOR
28.3 SQ M / 304.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1328593)



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