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73 New Station Road  
Chesterfield, Derbyshire S44 6JB

**£285,000**

Sitting within a large plot and enjoying commanding views this 3 bedroom property would make an ideal family home.

The large hallway, featuring laminate flooring, leads to the family bathroom, kitchen and lounge.

The very well equipped kitchen is spacious enough to incorporate a dining area. The family bathroom benefits from a bath, shower and WC.

A well proportioned lounge leads to the dining room and the open plan stair case gives access to the 3 large double bedrooms.

To the front of the property is a very large lawn along with a terraced area enjoying fabulous far fetching views.

There are further garden areas to the sides of the property.

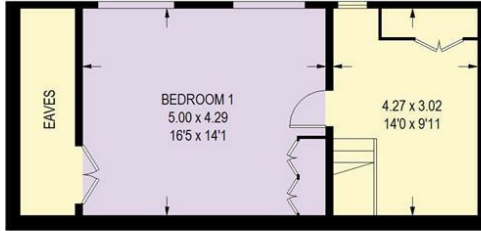
At the rear there is a double garage and a substantial twin garage, along with parking for 8 vehicles.

**73 NEW STATION ROAD, CHESTERFIELD, DERBYSHIRE S44 6JB**

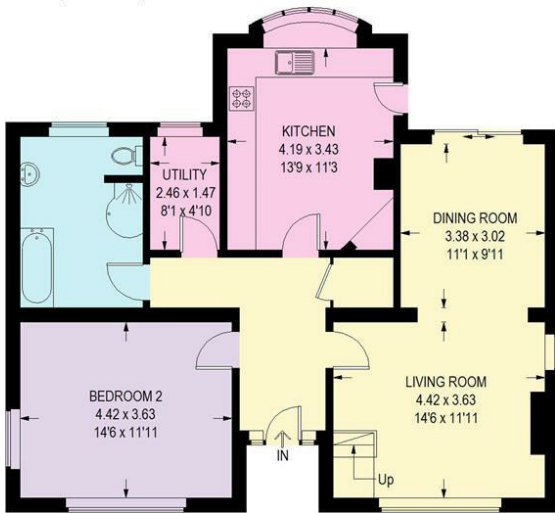


**73 NEW STATION ROAD**

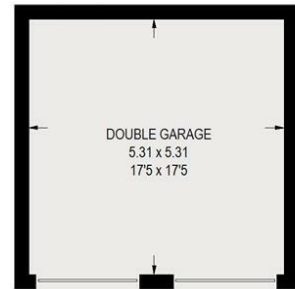
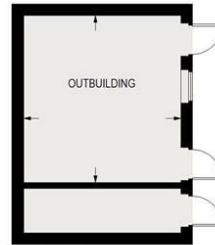
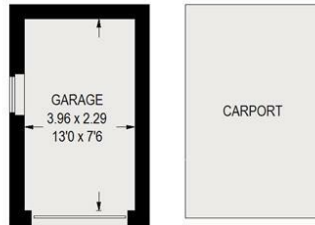
APPROXIMATE GROSS INTERNAL AREA  
182.7 SQ M / 1966 SQ FT



**FIRST FLOOR**  
(EXCLUDING EAVES)  
35.3 SQ M / 380 SQ FT



**GROUND FLOOR**  
86.3 SQ M / 928 SQ FT



**OUTBUILDINGS**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	78	78	78
For energy efficient homes, higher ratings mean better energy efficiency.		For environmentally friendly homes, higher ratings mean lower CO <sub>2</sub> emissions.	
England & Wales 2020/1/1/EC		England & Wales 2020/1/1/EC	