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144 Chesterfield Road  
Chesterfield, Derbyshire S44 6QL

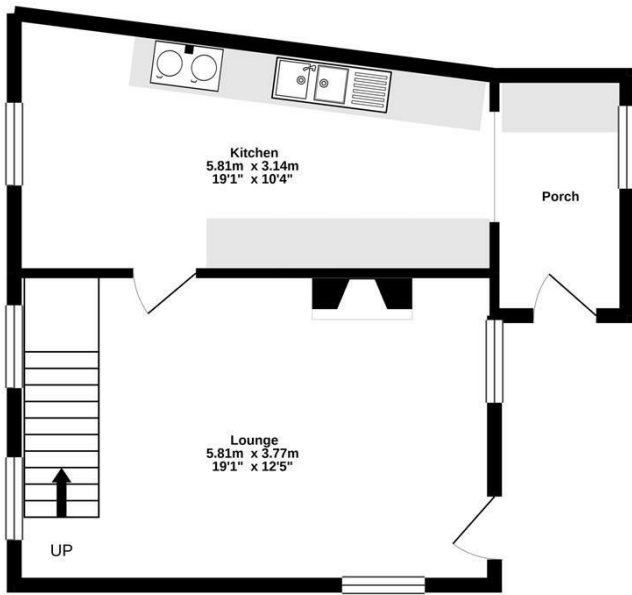
**OFFERS IN THE REGION OF £189,950**

\*1/4 OF AN ACRE PLOT \*NO CHAIN\* POTENTIAL TO FURTHER DEVELOP/EXTEND (stc)\* Beautiful period features adorn this charming two bedroomed detached cottage, enjoying a semi rural location set in approx 1/4 of an acre, yet situated within easy reach of the M1 via J29a Markham Vale. Deceptively spacious throughout the accommodation comprises a dining kitchen with exposed beams, a good sized lounge, two bedrooms and bathroom. The property benefits from off road parking and a double garage which benefits from light and power, there is a large garden to the rear with views of Bolsover Castle and an original well with water feature, outside seating area and BBQ area with tiled roof, perfect for al fresco dining, there is also a range of outbuildings with light and power.

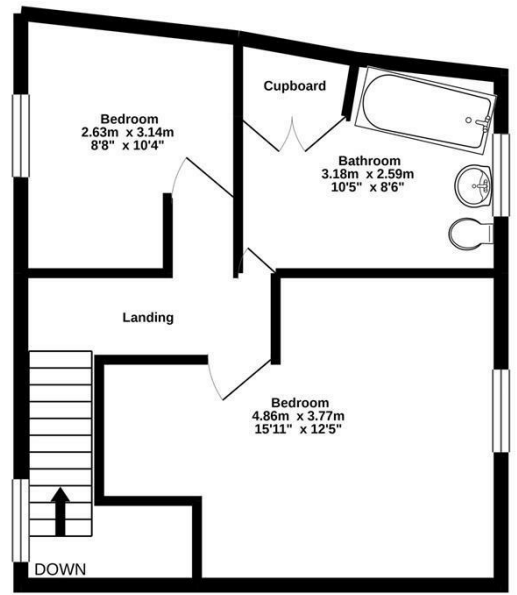
**144 CHESTERFIELD ROAD, CHESTERFIELD, DERBYSHIRE S44 6QL**



**GROUND FLOOR**  
42.1 sq.m. (453 sq.ft.) approx.



**1ST FLOOR**  
38.0 sq.m. (410 sq.ft.) approx.



**TOTAL FLOOR AREA : 80.1 sq.m. (862 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |              |
|--------------------------|-----------|--|--------------|
| Current                  | Potential | Current  | Potential    |
| Energy A                 | Energy A  | Env Impact A                                   | Env Impact A |
| Energy B                 | Energy B  | Env Impact B                                   | Env Impact B |
| Energy C                 | Energy C  | Env Impact C                                   | Env Impact C |
| Energy D                 | Energy D  | Env Impact D                                   | Env Impact D |
| Energy E                 | Energy E  | Env Impact E                                   | Env Impact E |
| Energy F                 | Energy F  | Env Impact F                                   | Env Impact F |
| Energy G                 | Energy G  | Env Impact G                                   | Env Impact G |

For energy efficient, higher rating assets.  
England & Wales 2020/11/EC