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78 New Station Road  
Chesterfield, Derbyshire S44 6JB

**OFFERS IN THE REGION OF £200,000**

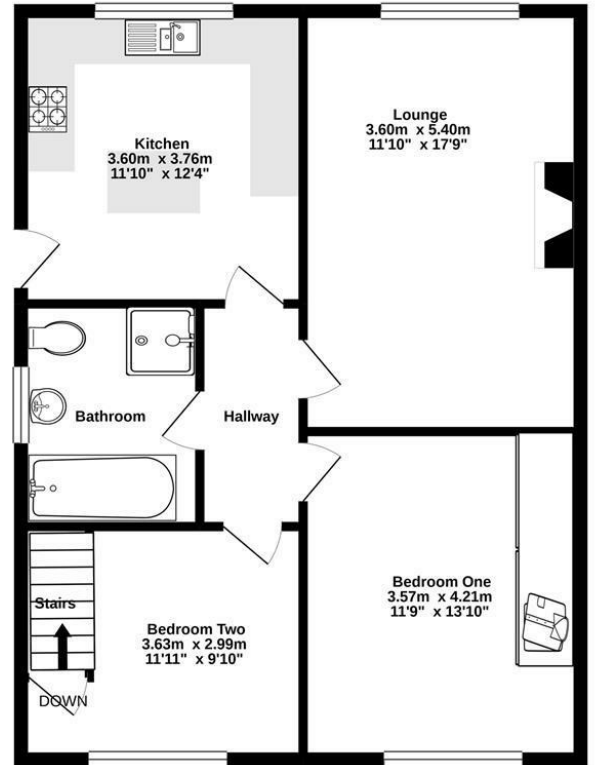
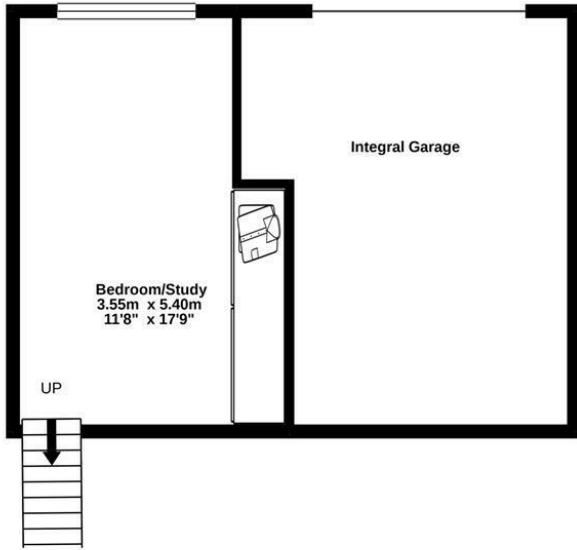
**\*STUNNING VIEWS\* FANTASTIC COMMUTING LINKS\* INTEGRAL GARAGE\*** Detached split level bungalow, enjoying an elevated position and offering spacious, immaculately presented accommodation throughout comprising a breakfast kitchen, beautiful lounge with open panoramic views over the vale of Chesterfield and beyond, two bedrooms and shower room to the ground floor with a third bedroom located on the lower ground floor. Benefiting from an integral garage and low maintenance grounds including hard standing for several vehicles. The property is ideally positioned for accessing the M1 via J29a Markham Vale and has good commuting links to Chesterfield and Mansfield.

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



**BASEMENT LEVEL**  
39.0 sq.m. (420 sq.ft.) approx.

**GROUND FLOOR**  
68.5 sq.m. (737 sq.ft.) approx.



**TOTAL FLOOR AREA: 107.5 sq.m. (1157 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 efficiency, higher ratings are better.  
For environmental impact, lower ratings are better.

England & Wales  
2020/11/16