



Troughbrook Road, Hollingwood Chesterfield S43 2JN



welcome to

Troughbrook Road, Hollingwood Chesterfield

Spacious EXTENDED TWO BEDROOM home with TWO Reception / occasional bedrooms with carpeted lounge, modern gloss kitchen, and bedrooms with gas central heating. Includes a stylish bathroom, large front lawn with path, and a wide rear garden featuring a patio and secure fencing.

Lounge

The lounge has carpet flooring. A large front window looks out onto the garden, letting in lots of natural light.

Kitchen/Diner

The kitchen diner has a sleek modern look, featuring matching gloss cabinets and built-in appliances for a clean finish. A rear-facing window offers a pleasant view of the garden, while the inset sink with drainer sits neatly beneath it, combining style with practicality.

Reception/Bedroom Four

The downstairs reception / occasional bedroom is organised with hardwood flooring and benefits from gas central heating. Patio doors at the rear open out to the garden, allowing natural light to fill the space. The room does also feature a shower room with electric shower, w/c and sink.

Reception/Bedroom Three

The downstairs reception / occasional bedroom features carpet flooring and gas central heating for year-round comfort. A front facing window brings in light. There is also a store cupboard for additional storage.

Porch

A useful porch area with a double door leading to the rear of the property.

Stairs And Landing

Following from the entrance hall, there are stairs to the first floor landing.

Bedroom One

This upstairs bedroom features carpet flooring and is warmed by gas central heating. A window allows

natural light to brighten the space, creating a pleasant and comfortable atmosphere. The bedroom does also have a store cupboard for additional storage needs.

Bedroom Two

The upstairs bedroom has carpeted flooring and gas central heating for comfort. A window brings in natural light, making the space feel bright and welcoming.

Bathroom

This modern bathroom features a sleek three-piece suite, including a bathtub, low flush toilet, and a stylish sink unit. A frosted window adds privacy while still allowing natural light to filter in, creating a bright yet discreet space

Outside

The property boasts a spacious lawned front garden with a pathway, offering a welcoming entrance. At the rear, a large and wide garden includes a paved patio area—ideal for outdoor seating





view this property online williamhbrown.co.uk/Property/CSF105355



welcome to

Troughbrook Road, Hollingwood Chesterfield

- Council Tax Band A
- EFFECTIVELY EXTENDED 2 BEDROOM HOME - WITH TWO RECEPTION ROOMS/ OCCASIONAL BEDROOMS
- Lounge with Front Garden View
- Modern Kitchen with Integrated Appliances
- Modern Three Piece Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£150,000

view this property online williamhbrown.co.uk/Property/CSF105355



Property Ref:
CSF105355 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40
1TP



williamhbrown.co.uk