



239 Handley Road, New Whittington, Chesterfield, S43 2ES  
£495,000



Located on Handley Road in the charming area of New Whittington, Chesterfield, this delightful detached bungalow presents an excellent opportunity for those seeking a spacious and versatile home. Boasting two generously sized double bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

As you approach the bungalow, you will notice its raised front elevation, which is complemented by a well-maintained front garden and a convenient driveway that accommodates up to three vehicles. Additionally, a single garage provides extra storage or parking space, ensuring practicality for everyday living.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The layout is designed to maximise space, making it feel even more expansive. The property does require some modernisation, allowing you the opportunity to personalise it to your taste and style.

One of the standout features of this bungalow is the extremely large rear garden, which sits on an impressive plot of approximately 0.37 acres. This outdoor space is perfect for gardening enthusiasts, families with children, or anyone who enjoys outdoor activities. Access to the rear garden is secured via a lockable door, providing peace of mind.

Situated in an excellent location, this property benefits from the tranquillity of suburban living while remaining close to local amenities and transport links. Whether you are looking to create your dream home or simply enjoy the spacious surroundings, this bungalow on Handley Road is a must-see. Don't miss the chance to explore the potential this property has to offer.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Entrance Hallway

14'6" x 4'10" (4.43 x 1.49)

A spacious and welcoming entrance Hallway which has wood flooring, a radiator and provides access to the Living Room, two Bedrooms, Shower Room and Kitchen.

### Living Room

11'2" x 17'10" (3.41 x 5.46)

This is a large space located to the front of the property. It has carpeted flooring, a large double glazed bay window and a separate double glazed window. There is also a fireplace and double radiator.

### Kitchen

10'7" x 17'10" (3.24 x 5.46)

A spacious kitchen located to the rear of the property. It has tiled flooring, a door leading out to the side porch entrance and a single glazed window looking into the Sun Room. The Kitchen also boasts a sky light for extra natural light. There are ample wall and base units which incorporate a single sink and drainer with mixer tap, integrated gas hob with extractor fan over and a single electric oven below. There is space for a washing machine and access to it's own pantry.

### Sun Room

16'3" x 26'10" (4.96 x 8.20)

A great addition to the property. It has wood flooring, 3 double glazed windows and double glazed sliding doors providing access out to the rear garden. There is also a large radiator and uPVC door out to the side of the property.

### Bedroom One

12'4" x 11'4" (3.78 x 3.47)

A spacious double bedroom located to the front of the property. It has carpeted flooring and a large double glazed bay window.

### Shower Room

7'4" x 8'4" (2.26 x 2.56)

The Shower Room is located to the rear of the property. It has vinyl flooring, tiled walls and 2 windows. There is a low flush WC, pedestal wash basin, chrome heated towel rail and large shower cubicle. There is also ample storage on offer.

### Bedroom Two

11'8" x 11'4" (3.57 x 3.47)

The second bedroom is also a large double. It is located to the rear of the property and has carpeted flooring and a large double glazed window with radiator.

### Pantry/Utility

The utility area is an ideal space for the dryer as it is currently used and also storage.

### Garage

17'3" x 9'6" (5.26 x 2.91)

The Garage is actually located beneath the property and accessed from the spacious driveway via an up and over door.

### Front

The front of the property is extremely well presented. It has a spacious driveway which has tar-mac and provides access to the garage and up some steps to the property itself. There is a raised front garden which is mainly a patio with stoned areas and planted trees etc. Across the road you have fantastic views.

### Rear Garden

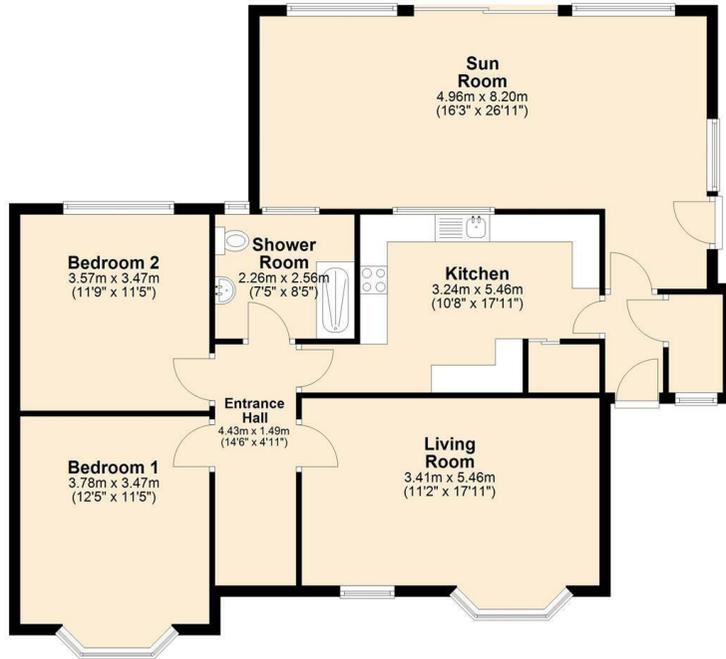
The Rear Garden is extremely generous and is fenced all of the way around. It has a stoned garden next to the property and a small patio area, then further back it is mostly laid to lawn with a couple of sheds that will be handy for storage. The views from the top of the garden are outstanding.





### Ground Floor

Approx. 111.3 sq. metres (1198.5 sq. feet)



Total area: approx. 111.3 sq. metres (1198.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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