



**Belvedere Top Road, Calow Chesterfield S44 5SY**



**william  
h brown**

**welcome to**

## **Belvedere Top Road, Calow Chesterfield**

\*\* Guide Price £325,000 - £350,000 \*\*

A spacious home with generous front parking, a full-width lounge, separate dining room and a well-arranged kitchen. Three good bedrooms sit upstairs, while a private rear garden offers a peaceful outdoor retreat. Ideal for modern family living.

### **Front Yard / Driveway**

A generous stretch of front parking welcomes you on arrival, offering ample space for multiple vehicles and creating an easy, practical first impression.

### **Hall**

Stepping inside, the hall provides a natural introduction to the home, guiding you towards the main living areas with a sense of warmth and flow.

### **Lounge**

The lounge is a full-width room that feels bright, open and wonderfully versatile. It's a space that easily accommodates both relaxed evenings and larger gatherings.

### **Dining Room**

Just beyond, the dining room offers a well-proportioned setting for everyday meals or more formal occasions, connecting smoothly with the rest of the ground floor.

### **Kitchen**

The kitchen is arranged for practicality and efficiency, with a layout that makes cooking and preparation feel effortless. Views towards the rear garden add a pleasant sense of openness.

### **Landing**

Upstairs, the landing creates a calm transition between the bedrooms and bathroom, adding a sense of space to the first floor.

### **Bedroom One**

The principal bedroom offers an impressively spacious and serene retreat. Its generous proportions allow for luxurious furnishing and create a calm, restful atmosphere.

### **Bedroom Two**

Bedroom two is a comfortable double room, ideal for guests or family members, with enough space to feel welcoming and practical.

### **Bedroom Three**

Bedroom three is a charming single room that also works perfectly as a home office, nursery or dressing room, offering flexibility to suit different needs.

### **Bathroom**

The bathroom completes the first floor with a well-balanced layout that feels both practical and comfortable, providing a bright and refreshing space for daily routines.

### **Rear Garden**

The rear garden is a peaceful, private retreat with plenty of room for outdoor seating, children's play or thoughtful planting. It's a versatile space that beautifully extends the home's living area into the outdoors. The garage and hobby shed are also included in this property.





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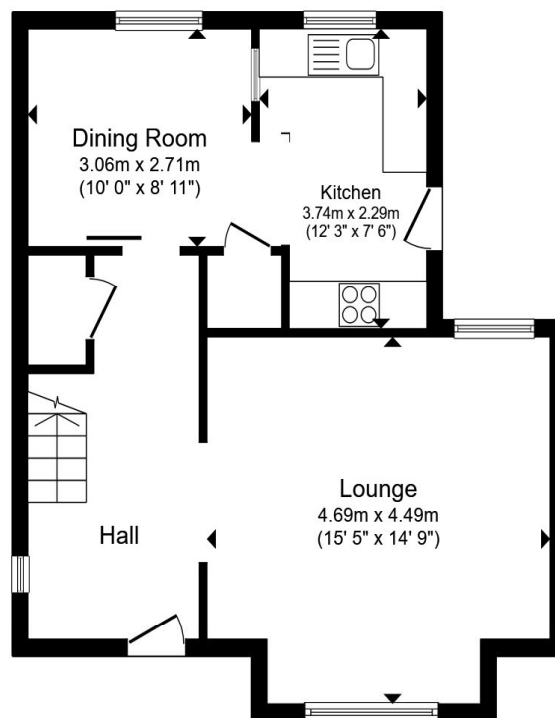
## Belvedere Top Road, Calow Chesterfield

- \*\* Guide Price £325,000 - £350,000 \*\*
- Council Tax Band - C
- Three Bedroom Detached
- Spacious Garden
- Open Plan Layout

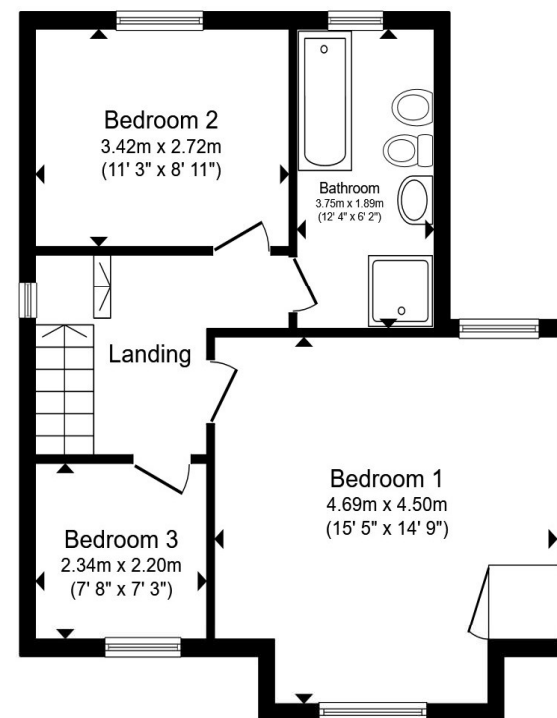
Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£325,000**



Ground Floor



First Floor

Total floor area 100.3 m<sup>2</sup> (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
CSF105078 - 0006

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