



2 Layton Drive, Old Whittington, Chesterfield, Derbyshire, S41 9HX

Saxton Mee

2 Layton Drive Old Whittington

£367,000

Greatly extended at the rear, the sale of this quite superb three bedroomed detached house is a rare opportunity to purchase a property which still possesses considerably potential for further extensions (subject to any necessary permissions) as it stands on an unusually large plot within a favoured cul-de-sac position and has had previous permission for a side extension along with the foundation to the rear extension being approved for a second storey.

Most conveniently located with ease of access to a good range of local amenities along with the town centre of Chesterfield and motorway network links, the spacious and flexible accommodation offers gas fired central heating, uPVC double glazing, private rear garden and two large detached garages.

Front porch/hallway, bay windowed living room being a nicely proportioned room which opens through to the formal dining area. There is a side hallway with understairs store cupboard and downstairs cloakroom/WC. Superbly equipped breakfast kitchen being a recent extension within the last few years to the main dwelling having an extensive range of units and French doors to the patio beyond.

First floor landing off which opens two double bedrooms (one with fitted wardrobes), third single bedroom presently utilised as a home office, and excellent shower room.

Block paved driveway with ample off road parking for several cars, two excellent large detached garages, garden to the rear set down primarily to lawn and includes a large terrace ideal for entertaining which is in total around 228 sq m.

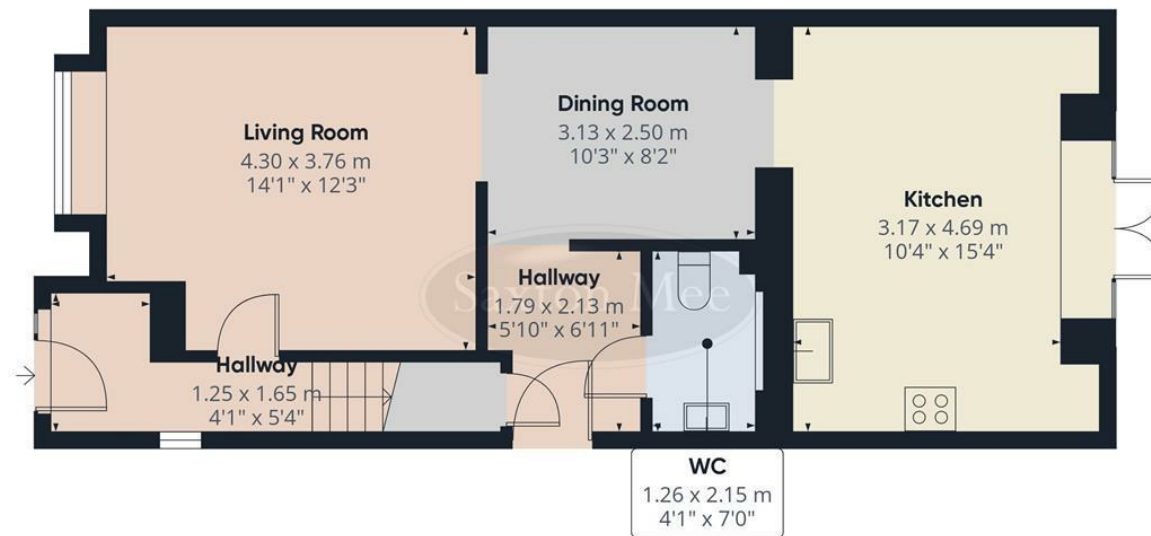
There is a further area of garden behind the second garage which could be ideal as a vegetable area.

Garage sizes approximately 6m x 3m. and 6m x 2.8m with electric connection and light.

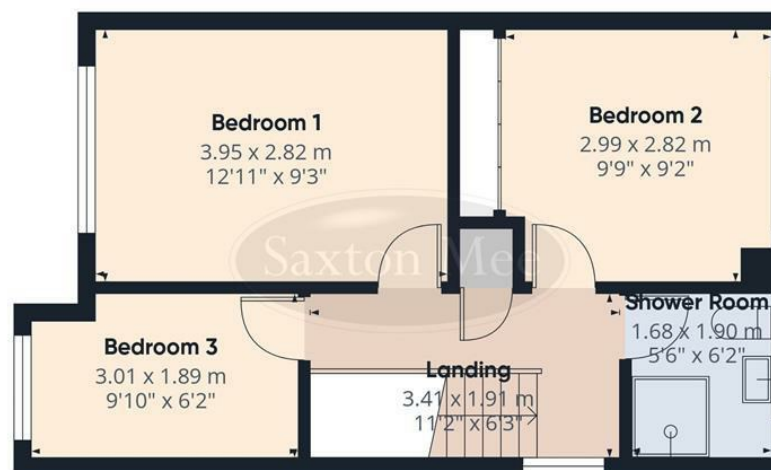


- Superb rear extension with approval for second storey
- Deceptively well proportioned
- Stunning breakfast kitchen
- Ample parking and two good size garages 6m x 3m. and 6m x 2.8m with electric connection and light
- Large plot
- Favoured cul-de-sac
- Gas central heating and double glazing
- EPC: C
- Council Tax Band:
- Tenure: Freehold





Floor 0



Floor 1

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

