



Rose Hill, Chesterfield S40 1LW

welcome to

Rose Hill, Chesterfield

A beautifully arranged three-storey home offering a bright lounge, flowing dining room, modern kitchen and three generous bedrooms, including a top-floor suite. With two en-suites and a private rear garden, it delivers comfort, space and practical family living.

Lounge

The lounge forms a comfortable, inviting heart to the ground floor. A generous space where natural light softens the room and creates an easy backdrop for everyday living. Its proportions lend themselves beautifully to both relaxation and entertaining.

Dining Room

Flowing naturally from the lounge, the dining room feels sociable and well-connected, ideal for family meals or hosting friends. With space for a full dining setup, it bridges the home's living and kitchen areas with a sense of openness and continuity.

Kitchen

The kitchen sits at the rear, thoughtfully arranged to maximise workspace and storage. Its layout supports both cooking and conversation, with room to move comfortably and a clear view out to the garden, adding a bright, uplifting feel to the space.

Stairs / Landing

The staircase rises neatly from the ground floor, leading to a bright landing that connects the first-floor rooms. This central space feels open and easy to navigate, giving the upper floors a natural sense of flow.

Bedroom Two

A generous double bedroom positioned at the front of the home, offering excellent proportions and a calm, restful atmosphere. Its size makes it ideal as a main bedroom alternative or a luxurious guest room.

En-Suite

Serving Bedroom 2, the en-suite provides convenience and privacy, fitted with a modern suite that enhances the room's appeal and makes daily

routines effortless.

Bedroom Three

A well-balanced bedroom overlooking the rear, perfect for a child's room, home office, or comfortable guest space. Its shape makes furnishing straightforward, with a bright, welcoming feel.

Family Bathroom

The main bathroom sits centrally on the first floor, offering a clean, modern suite with space to unwind. Its position makes it easily accessible to both bedrooms on this level.

Stairs

A further staircase leads to the top floor, giving the home a townhouse-style layout and a sense of separation for the upper suite. The rise feels private and purposeful, guiding you to the most secluded part of the property.

Bedroom One

Occupying the entire top floor, Bedroom 1 is a standout feature — spacious, airy, and full of character. With generous floor area and a peaceful position away from the main living spaces, it creates a true retreat.

En-Suite

The en-suite on this level completes the top-floor suite beautifully, offering modern fittings and a sense of luxury that enhances the room's private, self-contained feel.

Rear Garden

The rear garden extends from the kitchen, offering a private outdoor space ideal for relaxing, entertaining, or family play.





Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

.



view this property online williamhbrown.co.uk/Property/CSF105303



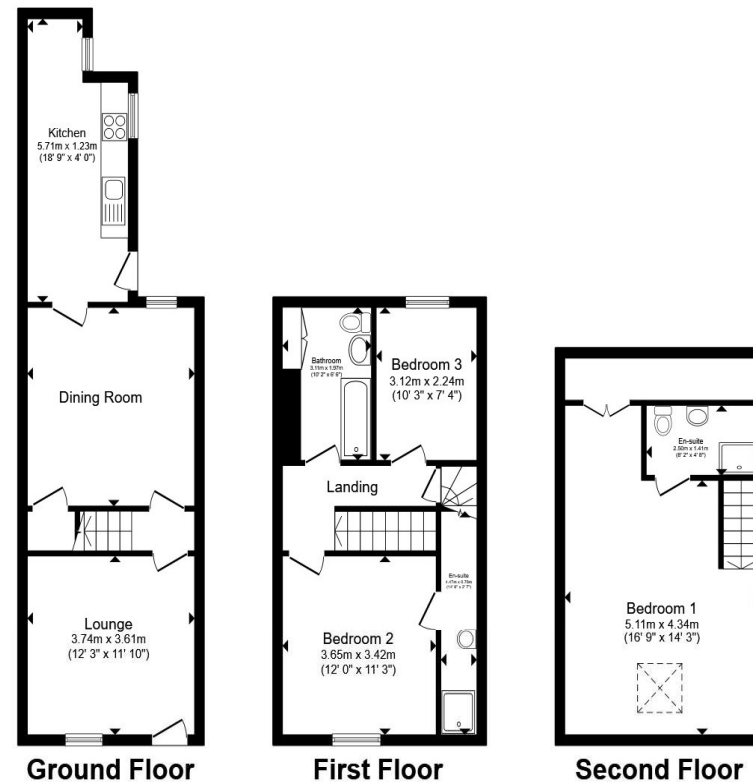
welcome to

Rose Hill, Chesterfield

- Council Tax Band - A
- Three-Storey Layout
- Spacious Lounge
- Sociable Dining Room
- Modern Kitchen

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

£180,000



Total floor area 113.2 m² (1,218 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


william
h brown

view this property online williamhbrown.co.uk/Property/CSF105303



Property Ref:
CSF105303 - 0003

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