



Brockwell Lane, Chesterfield S40 4DR

welcome to

Brockwell Lane, Chesterfield

Three-bedroom semi-detached home offering a spacious lounge, separate dining room, fitted kitchen and conservatory. With an enclosed garden and parking to the rear and convenient Chesterfield location close to amenities and transport links, this property is ideal for families and first-time buyers.

Front Of Property

The property is approached via a front garden with a pathway leading to the entrance door. Set back from the road, the home enjoys an attractive frontage and a welcoming first impression, with potential for planting and decorative landscaping.

Hall

A welcoming entrance hall providing access to the ground floor accommodation and staircase rising to the first floor. The space offers practicality for coats and footwear whilst creating a pleasant introduction to the home.

Kitchen

Fitted with a range of wall and base units incorporating work surface space and complementary tiled splashbacks. There is provision for appliances along with space for food preparation. A rear door provides access towards the garden, making it ideal for everyday family living.

Dining Room

Positioned between the lounge and conservatory, the dining room provides a dedicated space for family meals and entertaining guests. The room enjoys a pleasant outlook towards the conservatory and offers flexibility for a variety of furniture arrangements.

Lounge

A comfortable reception room located to the front of the property. The generous proportions create an inviting living space with ample room for seating, making it ideal for relaxing with family and friends.

Stairs/Landing

The staircase rises from the entrance hall to a central

first-floor landing providing access to all bedrooms and the shower room. A window allows natural light to brighten the space.

Bedroom One

A spacious double bedroom positioned to the front of the property. Offering ample space for a range of furniture, this room provides a comfortable principal bedroom with a bright and airy feel.

Bedroom Two

A further well-proportioned double bedroom overlooking the rear aspect. The room offers versatile accommodation suitable as a guest bedroom, children's room or home office.

Bedroom Three

A practical third bedroom ideal for a child's room, nursery, dressing room or workspace, benefiting from natural light and a pleasant outlook.

Shower Room

Fitted with a modern suite comprising a walk-in shower enclosure, wash hand basin and low-flush WC. Finished in a functional style, the room provides all the essentials for day-to-day convenience.

Rear Garden

The enclosed rear garden offers a private outdoor space perfect for relaxing and entertaining. With areas suitable for seating, planting and family enjoyment, it provides an attractive extension of the living accommodation and allows access to the rear parking area and garage.

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.

Agents Note

** This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **

Agents Note

** Please note that any services, heating system, or appliances have not been tested, and no warranty can be given or implied as to their working order. **



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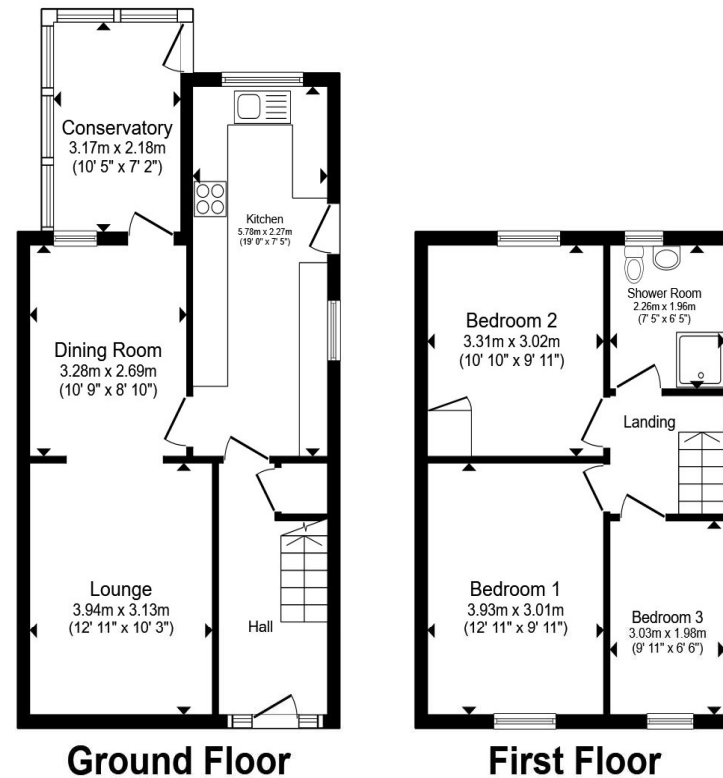
Brockwell Lane, Chesterfield

- Council Tax Band - B
- Three-Bedroom Semi-Detached Home
- Separate Dining Room
- Fitted Kitchen With Ample Storage
- Conservatory Overlooking The Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Total floor area 81.5 m² (877 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



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Property Ref:
CSF105125 - 0006

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