



## Guide Price £720,000 - £780,000

- Stunning 4 bedroom home in the most desirable location
- 2 Reception rooms and an outside office/gym
- Master bedroom with new ensuite shower room
- VIDEO TOUR AVAILABLE
- Extended kitchen diner with high end finish and Bi folding doors
- Ample Parking to the front of the property for up to 5 vehicles plus a Single Garage
- New main bathroom finished to a high standard
- Wine cellar, utility room and downstairs wc
- Enclosed garden with lawn and seating areas
- Plot of Approx. 0.22 Acres in the Highly Sought After Area of Brookside



# 665 Chatsworth Road, Chesterfield S40 3PA

 4  3  2  D

Council Tax Band: G







Guide price £720,000 - £750,000

Extended 4 bedroom detached home for sale in Brookside Chesterfield. Located on Chatsworth road this stunning property gives easy access to local amenities, schools (Brookside and Westfield) Doctors, shops and bars. Also well located for supermarkets, Chesterfield town centre and the Peak District.

Externally the property benefits from a generous plot with gardens to the front & rear of the property. With multiple seating areas and sun traps there is plenty of space for outdoor entertaining and relaxing. There is ample space for parking and a garage, the rear of which has been converted into a home gym, office room or could be used for a business with access available through the garage.

Entering the property, the generous hallway gives access to the two reception rooms at the front, with the lounge to the left benefitting from a new log burner. To the rear is the stunning extended kitchen diner complete with a kitchen island with Quartz counter top. A Smeg range cooker with gas hob, double oven and Smeg extractor, Built-in Wine Cooler & Integrated Dish Washer. There is space for dining and entertaining with Bi folding doors leading out into the garden. Off the kitchen is a utility room complete with space for a washing machine and dryer plus a Wc. There is also the added benefit of a Wine cellar.

On the 1st floor there is a new bathroom, finished to a high standard with tiles and a white suite. The master bedroom has fitted wardrobes and a newly installed En-suite shower room. A second large double bedroom with integrated storage and access to the eaves for further storage sits to the right of the house. There are two further double bedrooms plus ample space available in the loft.

The property is a freehold in council tax band G, has double glazing and gas central heating with a Combi boiler. With stunning curb appeal, beautiful finishes throughout, flexible space inside and out viewing is highly recommended.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	