



Offers In The Region Of £365,000

- Extended 4 Bedroom detached home
- Ideal for family's
- Good local schooling with Brockwell junior school close to hand
- Enclosed rear garden with storage shed
- Patio seating area
- Off street parking
- Close to Chesterfield town centre
- Popular location
- Modern bathroom and kitchen
- downstairs wc and utility room

Ashgate Valley Road, Chesterfield S40 4AX

 4  2  2  D

Council Tax Band: C





Ashgate valley road is an extended 4 bedroom detached property for sale in the popular area of Brockwell, close to the town centre of Chesterfield, a historic market town with good amenities and easy access to the the peak district and the M1. More locally a garage and convenience store is just a minutes walk away, the bustling Chatsworth road is easily accessible and has lots of independent shops, bars, restaurants and supermarkets. Plus good local schooling is close to hand with Brockwell junior school being within a few minutes walk.

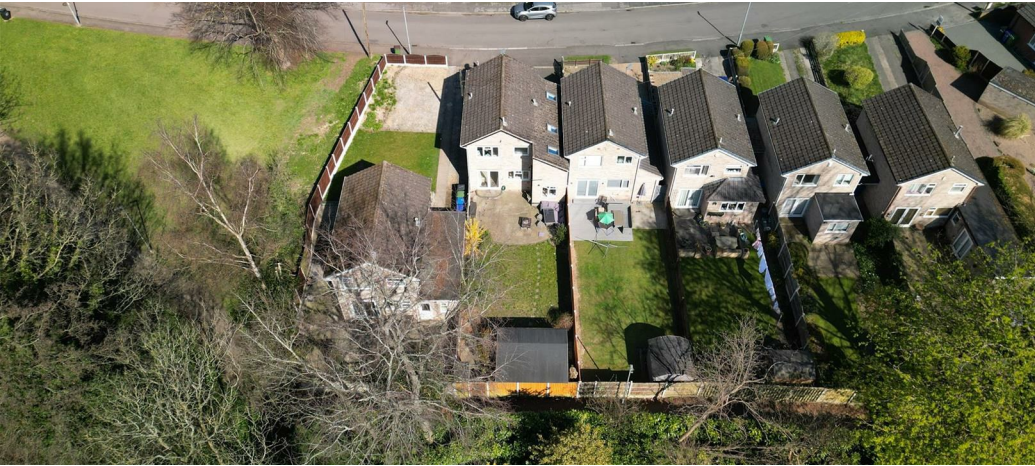
Externally the property has off street parking to the front with an an enclosed garden area to the rear, benefiting from an Indian paver seating area accessible from the dining room, lawn area, a large shed/workshop with power and storage behind.

Entering the property, a modern kitchen diner with integrated appliances, butcher block worktops is located to the rear with access out to the rear garden via French doors. The family lounge complete with a log burner is to the front. There is a Wc, utility room with space for a washing machine and dryer and storage under the stairs.

On the 1st floor a stunning bathroom has a separate shower area and a bath area with a free standing bath. There are two generous double bedrooms with a single bedroom currently being used as a walk in wardrobe, however this can easily be converted back if required. The extended part of the property houses a further double bedroom. The property has been finished to a high standard throughout and viewing is highly recommended.

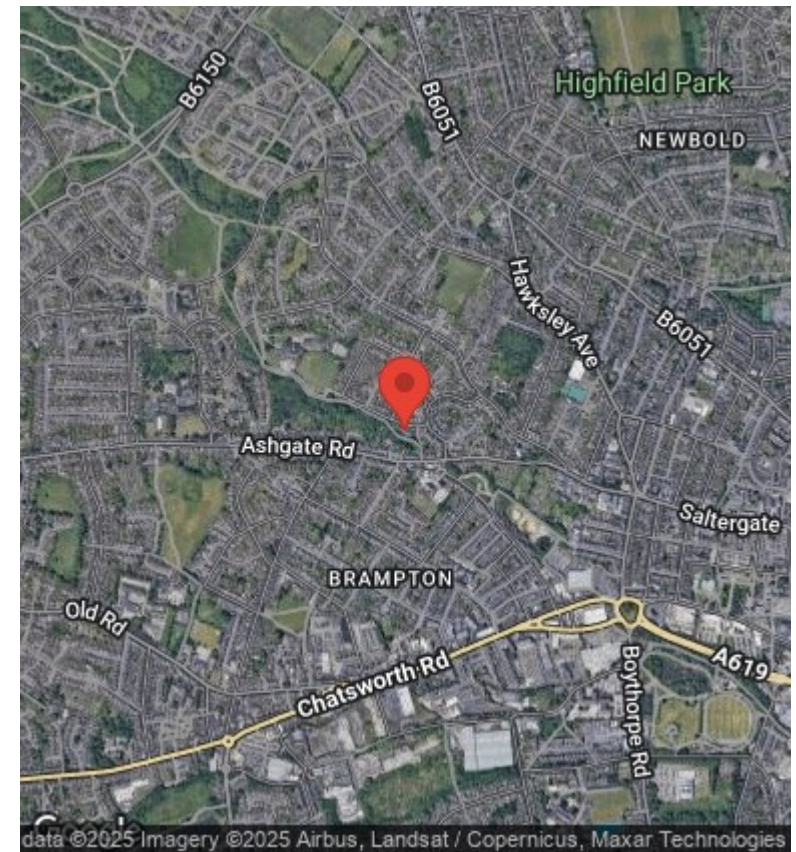
The property has gas central heating in the form of a combi boiler, double glazing throughout, is a Freehold property and is council tax band C.







While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC