



## Offers In The Region Of £235,000

- 3 Bedroom semi detached home in the popular Brockwell
- Modern kitchen and bathroom
- Extended property
- Offered for sale with no chain
- Recently fitted combi boiler
- 2 reception rooms
- Enclosed rear garden
- Tastefully presented throughout
- Off street parking for multiple vehicles

# 75 Brooklyn Drive, Chesterfield S40 4BB

 3  1  1  C

Council Tax Band: B









Extended 3-Bedroom Semi-Detached Home in Brockwell, Chesterfield  
Nestled in the heart of the highly sought-after Brockwell area of Chesterfield, this beautifully presented three-bedroom semi-detached home offers stylish, modern living ideal for families, couples or professionals. Having been thoughtfully extended and tastefully updated throughout, the property combines contemporary design with practical family space.

Upon entering, you are welcomed into a bright and airy living area, perfectly designed for both relaxation and entertaining. The modern kitchen is a real feature of the home, fitted with quality worktops, sleek cabinetry, and integrated appliances, creating a clean and functional space where cooking becomes a pleasure.

Upstairs, the master bedroom benefits from integrated wardrobes, offering excellent storage solutions without compromising on space or style. Two further well-proportioned bedrooms provide flexibility for family living, guests, or a home office. The bathroom is fitted with a modern three-piece suite, presented in a tasteful, neutral style and finished to a high standard.

A modern combi boiler has been installed, ensuring efficient heating and hot water throughout the home. Outside, the property continues to impress with a private and enclosed rear garden, ideal for outdoor dining, children's play or simply relaxing in a peaceful setting. To the front, there is ample off-street parking for multiple vehicles, a valuable feature in this popular location.

Positioned within easy reach of well-regarded schools, local amenities, Chesterfield town centre and transport links, this is a home that truly ticks all the boxes for modern living. The nearby Peak District National Park is just a short drive away, offering endless opportunities for leisure and outdoor activities.

This is a home that has been lovingly maintained and is ready for its new owners to simply move in and enjoy. Tenure freehold council tax band B.









75 Brooklyn Drive, S40

CREATED ON  
2025-04-24

#### DETAILS

Total area: 1032.56 sq ft  
Living area: 926.96 sq ft  
Floors: 2  
Rooms: 12

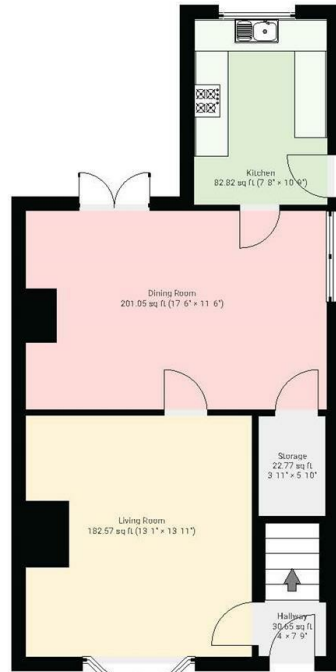
Square Box Media  
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This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.

0' 2' 4' 6' 8' 1:71

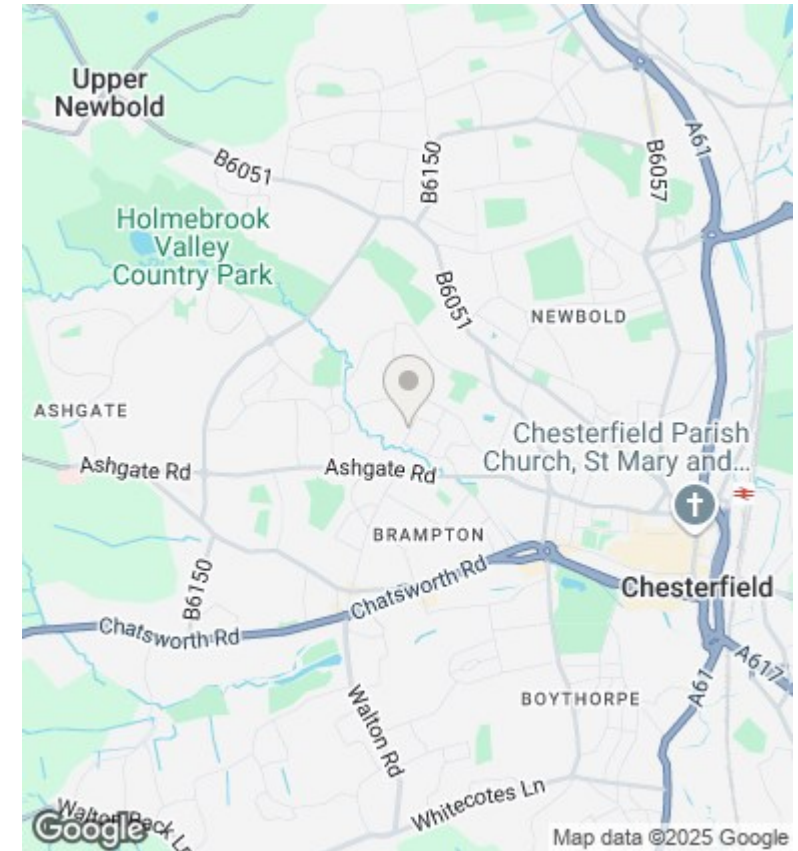
#### ▼ Ground Floor

TOTAL AREA: 519.58 sq ft • LIVING AREA: 413.99 sq ft • ROOMS: 5



#### ▼ 1st Floor

TOTAL AREA: 512.98 sq ft • LIVING AREA: 512.98 sq ft • ROOMS: 7



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC