



£275,000

10 BROOKFIELD CLOSE | GRASSMOOR | CHESTERFIELD | S42 5FJ

BuckleyBrown
ESTATE AGENTS

YOUR NEXT CHAPTER...

Nestled in the heart of Grassmoor, Chesterfield, this stunning three-bedroom detached home offers modern living at its finest. Perfectly suited for families, first-time buyers, or those looking to upsize, the property is ideally located close to a range of local amenities, including well-regarded schools, shops, cafes, parks, and excellent transport links for easy access to Chesterfield town centre and the M1.

The ground floor boasts a stylish open-plan kitchen and dining area, designed with both functionality and comfort in mind. The kitchen is fully fitted with modern units, integrated appliances, and ample worktop space—perfect for cooking and entertaining. Double French doors lead directly out onto the rear garden, filling the space with natural light and providing a seamless indoor-outdoor living experience. A separate living room offers a cosy yet spacious area to unwind, and a convenient downstairs WC completes the ground floor layout. In addition, there is a useful utility room, providing extra space for laundry appliances

Upstairs, the property features three generously sized bedrooms, including a generous master bedroom with built-in wardrobes and a sleek, modern en-suite shower room. The main family bathroom is beautifully finished with a modern three-piece suite.

Externally, the front of the property benefits from a paved driveway and garage, providing off-street parking for multiple vehicles. To the rear, a well-maintained garden laid mainly to lawn is complemented by a patio seating area, perfect for outdoor dining, entertaining, or simply relaxing. The garden is fully enclosed with fencing, offering a private retreat.

Call today to arrange a viewing!!!





Porch

With a door providing access into;

Living Room 14'7" x 11'0"

With Amtico flooring, window to front elevation and a door providing access into the kitchen/dining room

Kitchen/Dining Room 14'0" x 9'7"

The kitchen is complete with a modern range of high gloss cabinetry, with ample worktop space. It features an inset sink and drainer, integrated oven and a gas hob with a hood over. This room allows ample space to add your dining furniture. With a window to the rear and double doors opening onto the garden.

WC 4'11" x 3'3"

Complete with a low flush WC and hand wash basin.

Landing

Surrounding doors provide access into;

Bedroom One 10'9" x 10'3"

With carpeted flooring, central heating radiator and a window to the front elevation. This room further benefits from built in wardrobes and its own en-suite facility.

En-suite 6'8" x 5'2"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Bedroom Two 9'10" x 9'9"

Complete with carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 9'9" x 9'4"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'3" x 5'6"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.



Outside

The front of the property features a paved driveway and attached garage, offering convenient off-street parking. To the rear, the garden is primarily laid to lawn, complemented by a patio seating area ideal for outdoor relaxation or entertaining. The space is enclosed by surrounding fences, providing privacy and a secure boundary.

Additional Information

When originally purchased the home in 2018 the following was upgraded:

- Floor to ceiling tiles with upgraded tile option
- Upgraded Amtico flooring throughout the ground floor
- Extra fitted cupboards in the Utility Room
- Outdoor tap fitted

Work recently carried out:

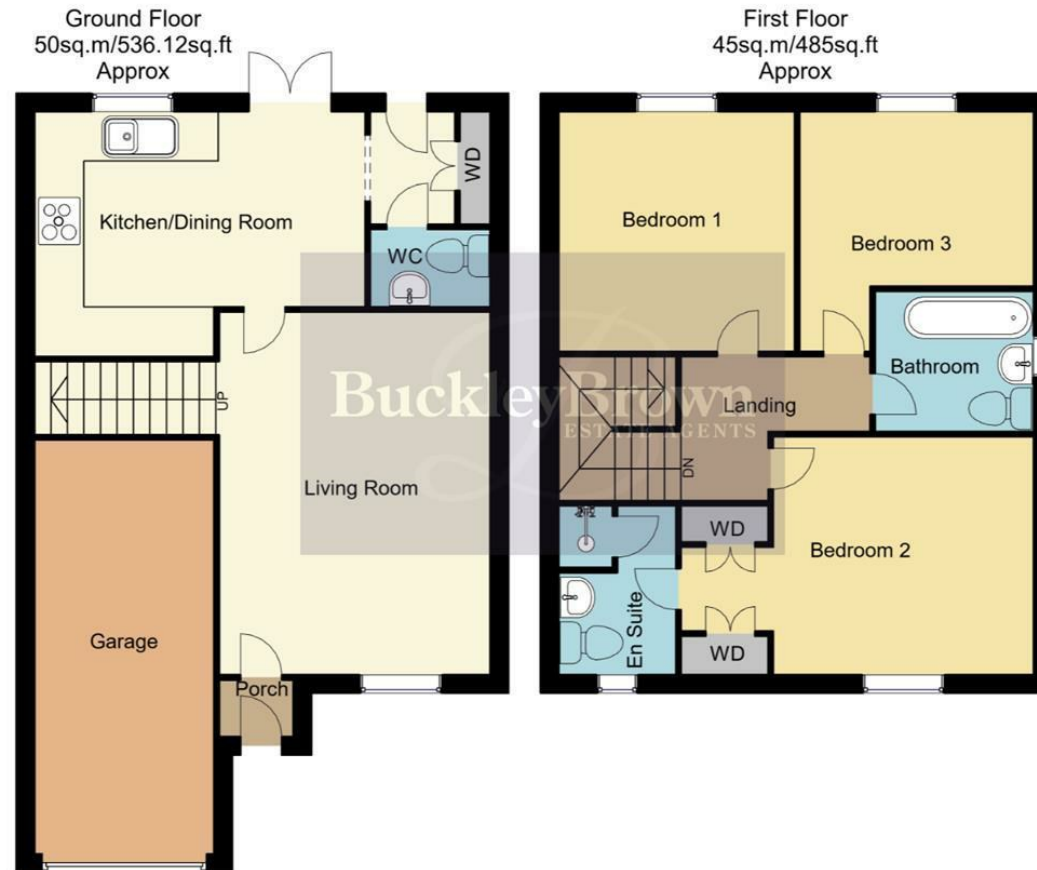
- Chrome light switches

- Landscaped and levelled rear garden
- 7.2KwH EV charger professionally fitted

Other notes:

- House is under the new build NHBC/LABC warranty until May 2028
- South facing back garden
- All 3 bedrooms are double bedrooms





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

10 BROOKFIELD CLOSE
GRASSMOOR
CHESTERFIELD
S42 5FJ



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BuckleyBrown
ESTATE AGENTS