



**Ashgate Road, Chesterfield S40 4AN**



**welcome to**

**Ashgate Road, Chesterfield**

A stunning four-bedroom detached home in Ashgate, offering generous living space with multiple reception rooms, a dedicated study, and more. This property combines comfort and style, making it an ideal family home. Enquire today to secure your viewing!



### Lounge

13' 3" x 14' 3" into recess (4.04m x 4.34m into recess)

A comfortable lounge featuring carpet flooring, a gas fireplace with a marble backing, and front-facing bay windows that invite plenty of natural light.

### Dining Room

10' 10" x 12' 1" (3.30m x 3.68m)

A welcoming dining room featuring carpet flooring and a side-facing window that brings in natural light.

### Reception Room

16' 5" max x 12' 9" (5.00m max x 3.89m)

A spacious reception room featuring carpet flooring, high ceilings, and side and rear-facing windows that enhance natural light and openness.

### Kitchen

11' x 10' 4" into recess (3.35m x 3.15m into recess)

A practical kitchen featuring carpet flooring and a rear-facing window that provides natural light.

### Study

6' 9" x 11' 4" (2.06m x 3.45m)

A versatile study featuring tiled flooring and a rear patio door, providing easy access to outdoor space.

### Cellar

A functional cellar featuring power, carpeted flooring, decorated walls, and housing the fuse boxes and meters for added utility.

### Bedroom One

19' 7" into recess x 13' 3" (5.97m into recess x 4.04m)

A comfortable bedroom featuring built-in wardrobes, dual front-facing windows for ample natural light, and carpeted flooring.

### Bedroom Two

12' 9" into recess x 13' 3" (3.89m into recess x 4.04m)

A practical bedroom featuring carpet flooring, a rear-facing window for natural light, and a sink with plumbing for added convenience.

### Bedroom Three

11' x 10' 4" (3.35m x 3.15m)

A bedroom featuring carpet flooring and a rear-facing window.

### Bedroom Four

12' 1" max x 9' 6" (3.68m max x 2.90m)

A bright and airy bedroom featuring carpet flooring, front and rear-facing skylights that fill the space with natural light, and an extra room to the side for added versatility.

### Office

10' 3" x 7' 1" (3.12m x 2.16m)

A quiet office space featuring carpet flooring, situated on the top floor of the house, offering a private and productive environment.

### Outside Exterior

The front garden is laid to grass, providing a neat and inviting entrance. At the rear, a patio section leads onto a grassed area, accompanied by an outhouse, shed, and summerhouse—offering plenty of outdoor storage and relaxation space. Power is available at the bottom of the garden, adding extra convenience. A garage with power and storage sits alongside a driveway, ensuring ample parking.



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## **Ashgate Road, Chesterfield**

- Council Tax Band D.
- Four Bedroom Detached House in ASHGATE.
- Spacious Lounge with Fireplace and Bay Windows.
- Additional Reception and Dining Room.
- Study Room, Office and Cellar inside.

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSF104615 - 0003

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**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



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