







27 Hawksley Avenue

Chesterfield • Derbyshire • S40 4TJ

£240,000 to £250,000

This exceptionally well-presented three-bedroom semi-detached property is situated in a sought-after location, offering stylish and modern living throughout. Upon entering, the welcoming hallway leads to a bright and spacious front-facing living room, featuring a bay window that fills the space with natural light. To the rear, the contemporary open-plan kitchen and dining area is beautifully finished, boasting a double oven, fridge freezer, induction hob, extractor fan, wine cooler, and integrated washing machine. Thoughtfully designed storage cupboards provide practical convenience, while patio doors open onto the garden, seamlessly connecting indoor and outdoor living. Upstairs, you'll find two well-proportioned double bedrooms, including a principal bedroom with a bay window and fitted wardrobes. A versatile third bedroom serves as an ideal nursery or study. The stylish three-piece bathroom has been recently installed, tiled, and features modern fixtures and a useful storage cupboard. Outside, the generous rear garden is perfect for relaxing and entertaining, with two decked areas—one immediately accessible from the dining space and another at the bottom of the garden. A large lean-to storage area sits to the side of the property, offering additional practical space. To the front, off-road parking is available for multiple vehicles. Conveniently located within walking distance of the town centre, this property benefits from excellent transport links and bus services, as well as easy access to a variety of local amenities. EPC TBC / Council Tax Band B





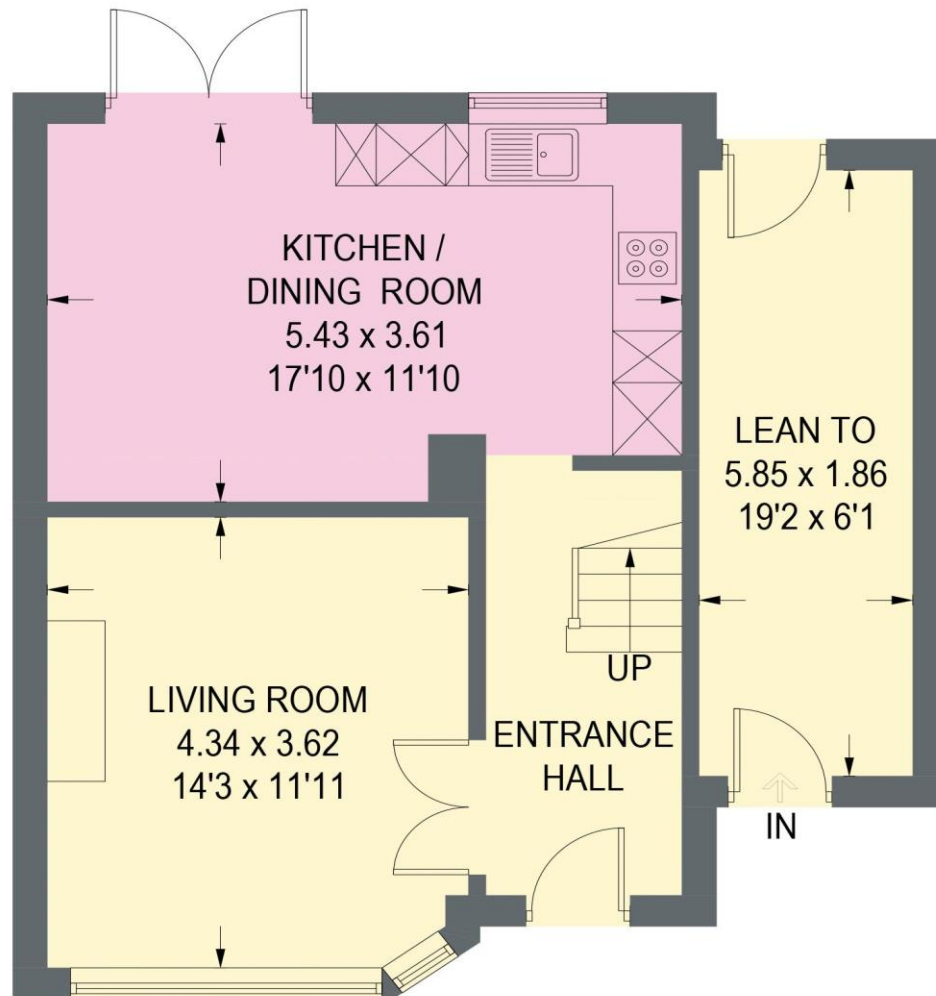
- Semi-Detached House
- Three Bedroomed
- Recently Installed Kitchen W/ Fitted Appliances
- Open Plan Kitchen-Diner
- Three Piece Bathroom
- Bay-Windowed Living Room
- Modernised Throughout
- Fitted Wardrobes in Principal Bedroom
- Walking Distance To Town Centre & Local Amenities

• EPC Rating: EPC / Council Tax Band

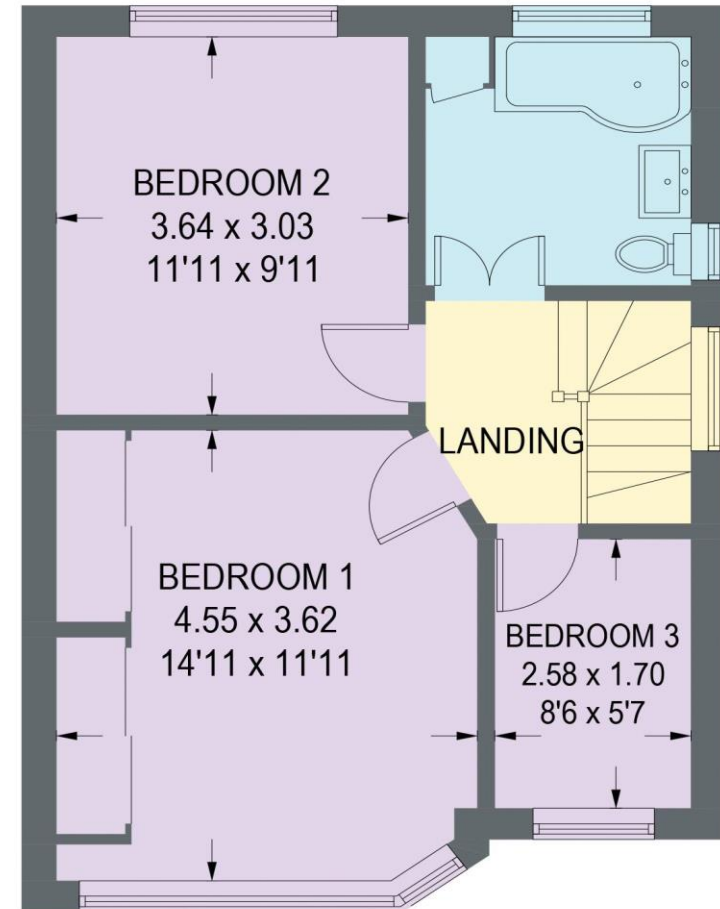


27 HAWKSLEY AVENUE

APPROXIMATE GROSS INTERNAL AREA = 95.8 SQ M / 1031.5 SQ FT



GROUND FLOOR
53.7 SQ M / 578.2 SQ FT



FIRST FLOOR
42.1 SQ M / 453.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1192345)

