







70 Brockwell Lane

Chesterfield • Derbyshire • S40 4EE

£325,000

This well-appointed bay-windowed three-bedroom semi-detached home in Brockwell sits on a generous plot, offering stunning views across Brampton, Walton, and Holymoorside. With an open-plan kitchen/diner, a spacious garden, and a garage, it is a fantastic opportunity for those seeking both style and practicality in a sought-after location. Upon entering, the hallway leads to a bright bay-windowed lounge on the left, featuring fitted blinds and a stylish alcove storage unit to the right of the chimney breast. Further along, the impressive open-plan kitchen and dining area boasts Amtico Royal Oak LVT flooring, creating a seamless and contemporary feel. Bi-fold doors open to the south-facing garden, allowing an abundance of natural light to flow through. The shaker-style kitchen includes integrated appliances, a standout Belling farmhouse range cooker, and a corner larder cupboard, providing excellent storage and pantry space. A second door from the kitchen offers additional garden access. The ground floor benefits from a well-placed WC for added convenience. Upstairs, the recently renovated four-piece bathroom has been finished to a high standard, featuring a freestanding bath, separate shower, sink with storage, and toilet. Two well-proportioned double bedrooms provide comfortable accommodation, with the principal bedroom enjoying stunning rear-facing views. The second double bedroom, located at the front, benefits from fitted wardrobes, while the third bedroom is a versatile space ideal for a nursery or home office. Externally, the property enjoys a large rear garden, complete with a dedicated seating area and an expansive lawn, offering the next owner the opportunity to personalize the space to their taste. At the front, off-road parking for multiple vehicles is available via a block-paved driveway and a stoned area, alongside a garage for additional storage. Located in a convenient position, this home is close to local shops, Chesterfield town centre, and the vibrant amenities of Chatsworth Road. The Peak District is just a short drive away, providing access to stunning countryside and outdoor activities.





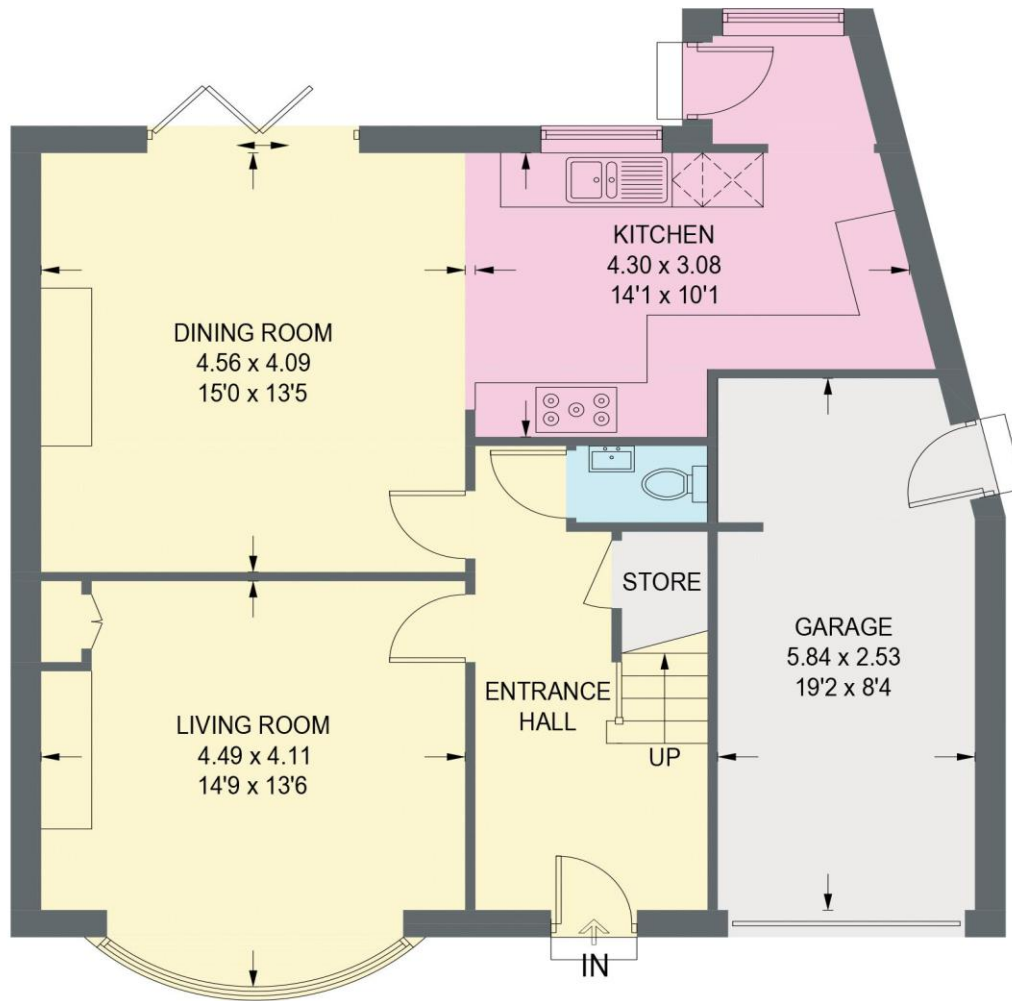
- Three Bedroomed Semi-Detached House
- Completely Renovated Internally
- Bay-Windowed Reception Room
- Large Open Plan Kitchen-Dining Area
- Two Double Bedrooms
- Modern Four-Piece Bathroom
- Garage & Off Road Parking
- Open Views To The Rear
- Large Garden With Sitting Areas
- EPC Rating: D / Council Tax Band: C



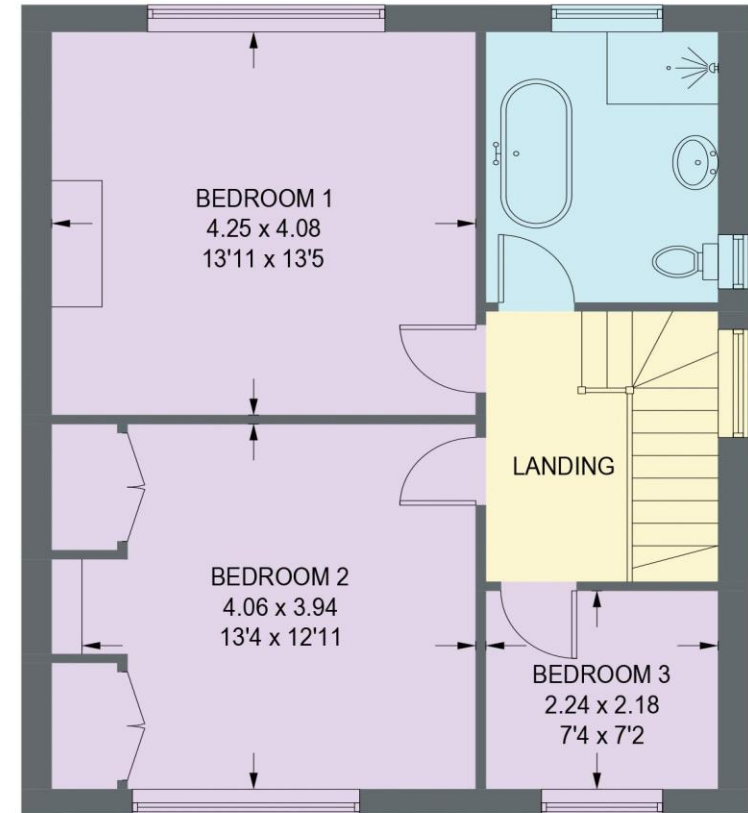


70 BROCKWELL LANE

APPROXIMATE GROSS INTERNAL AREA = 126.8 SQ M / 1364.6 SQ FT



GROUND FLOOR
75.2 SQ M / 809.5 SQ FT



FIRST FLOOR
51.6 SQ M / 555.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1200646)



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