









## 12a Brockwell Lane

Chesterfield • Derbyshire • S40 4DZ

£325,000

This beautifully designed three-bedroom detached home combines contemporary style with breathtaking views over Brampton, Walton, and Holymoorside. Newly built and thoughtfully crafted, it offers modern living spaces, high-quality finishes, and an impressive glass-fronted design. Upon entering from the front, you step into a spacious open-plan kitchen, dining, and living area—an ideal setting for both everyday life and entertaining. The kitchen features a sleek breakfast bar, integrated appliances, and ample storage within stylish fitted cupboards. A convenient W/C is also situated within this space. Moving through to the side entrance hallway, you gain access to the open-plan lounge, which seamlessly connects to the sun/garden room and patio doors leading to the south-facing rear garden. The entire ground floor benefits from luxurious underfloor heating, enhancing both comfort and practicality. Upstairs, the principal bedroom is a stunning retreat, complete with a Juliet balcony, two Velux windows, and uninterrupted rear-facing views. It also boasts a stylish en-suite with a shower, toilet, and sink. The two additional bedrooms, both generously sized, enjoy a front-facing aspect, while the fully tiled family bathroom features a modern three-piece suite with a bath, overhead shower, sink, toilet, and built-in storage. Externally, the home offers a raised tarmacked driveway with steps leading down to the property, providing access via both the front and side entrances. The rear garden is beautifully landscaped with a raised composite decked area, perfect for outdoor dining and relaxation, complemented by a well-maintained lawn below. Additionally, the property benefits from solar panels, offering energy efficiency and sustainability. Ideally situated, this home enjoys close proximity to Chesterfield town centre, local shops, and the vibrant amenities of Chatsworth Road. The stunning landscapes of the Peak District are just a short drive away.









- Three Bedroomed Detached House
- New Build / NHBC Warranty
- Open Plan Kitchen-Diner
- Fitted Kitchen w/ Breakfast Bar Sitting Area
- Solar Panels & Ground Floor Underfloor

#### Heating

- Principal Bedroom w/ En-Suite
- Terraced & Lawned Garden Areas
- Off Road Parking For Multiple Vehicles
- No Onward Chain / Stunning Views



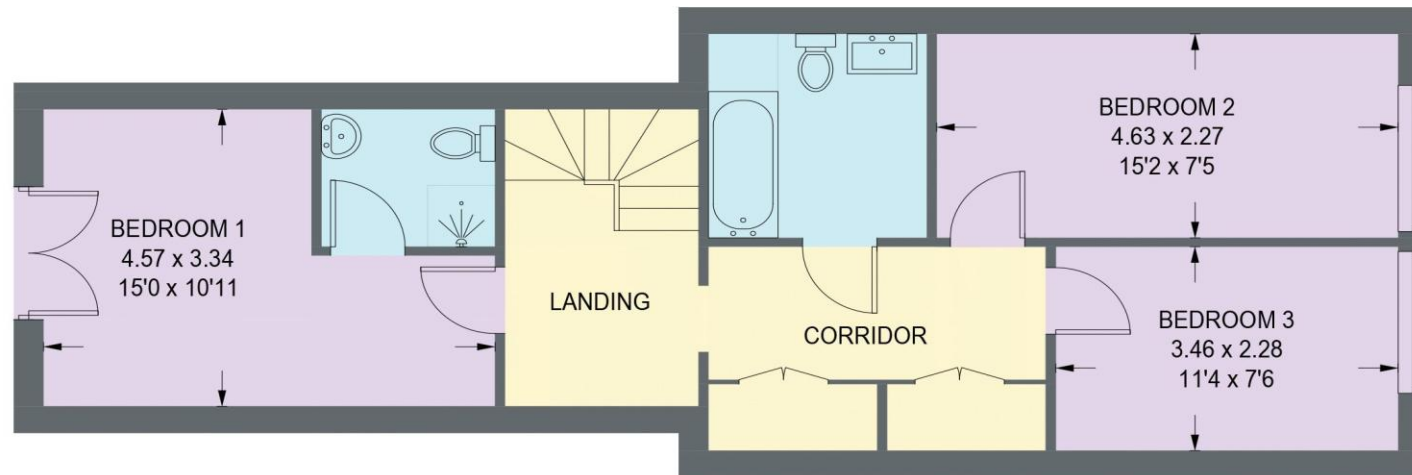




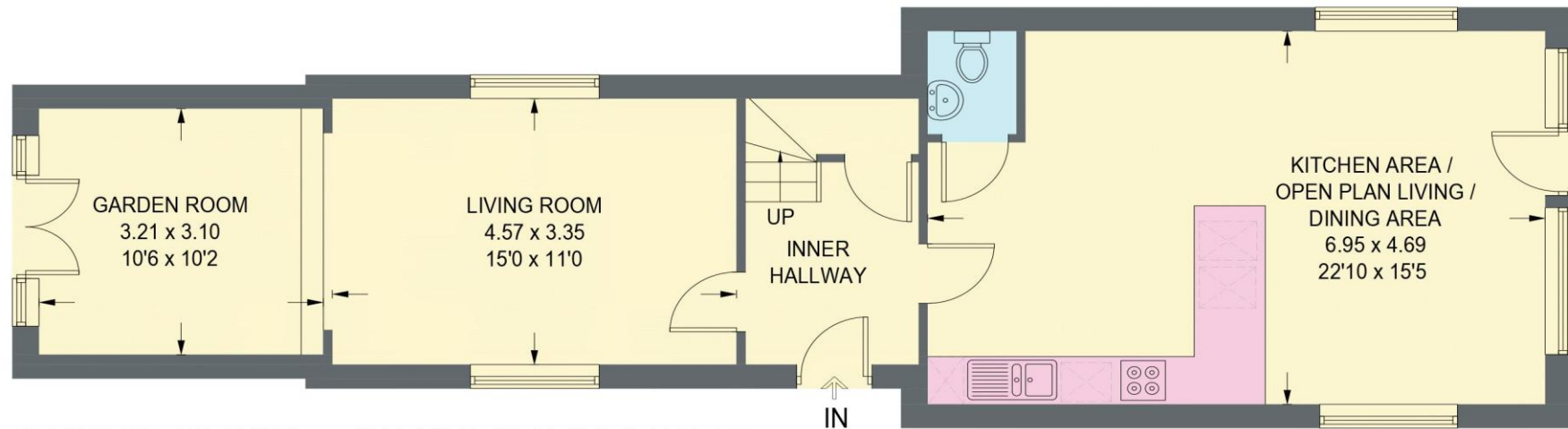


# 12A BROCKWELL LANE

APPROXIMATE GROSS INTERNAL AREA = 120.1 SQ M / 1292.9 SQ FT



**FIRST FLOOR = 54.4 SQ M / 586.1 SQ FT**



**GROUND FLOOR = 65.7 SQ M / 706.8 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1201120)





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