







19 Ash Tree Close

Chesterfield • Derbyshire • S40 1RZ

£300,000 to £315,000

This well-presented three-bedroom detached home sits on a generous corner plot within a sought-after and peaceful cul-de-sac. Offering a practical layout and modern living spaces, it is ideal for families or professionals looking for a comfortable and convenient home. Upon entering, the spacious hallway provides access to a ground floor WC. The front-facing living room features a fireplace as a focal point. Leading through, the open-plan dining kitchen benefits from laminate flooring and patio doors opening to the garden, making it a great space for entertaining. The kitchen offers ample storage and is equipped with a Smeg range cooker with an extractor above. A separate utility area provides room for a washer and dryer, a sink, and direct access to the side garden. Upstairs, there are three well-proportioned bedrooms. Two are generous doubles, while the third is a comfortable single, ideal for a home office or nursery. The modern three-piece bathroom complements the home's contemporary styling. Externally, the property benefits from a garage accessible via the front, with a rear entrance through the garden. Off-road parking is available on the tarmacked driveway. The outdoor space includes two garden areas—one at the rear with a mix of grass, astro turf, and an Indian stone seating area, and a side garden with astro turf, a pathway leading to the garage entrance, and a gated side access. Situated in a highly desirable area, the home is in catchment for Brookfield Community School and conveniently located near the vibrant Chatsworth Road, offering a selection of cafés and bars. Chesterfield Town Centre is a short drive away, with Sheffield City Centre and the Peak District accessible within 20 minutes.





- Three-Bedroom Detached
- Large Corner Plot
- Garage & Off Road Parking
- Kitchen-Dining Area
- Utility Room & Ground Floor WC
- Three Piece Family Bathroom

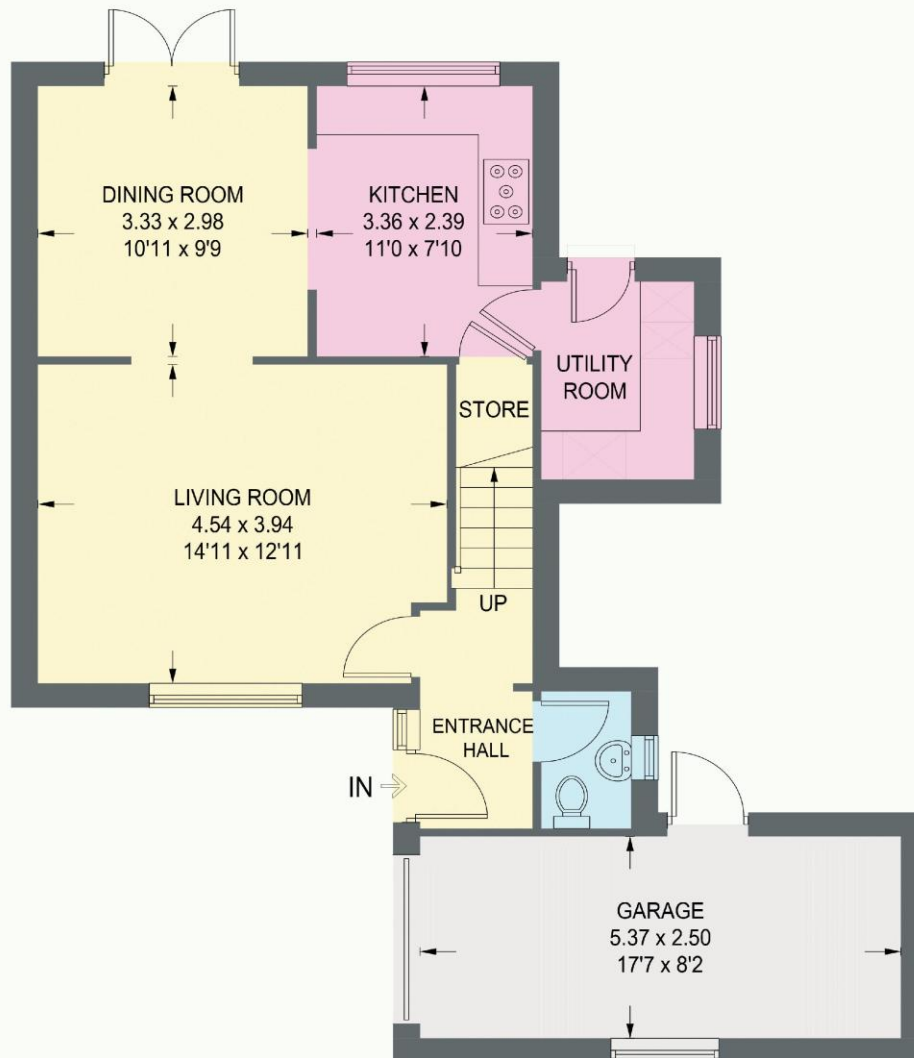
- Two Separate Garden Areas
- Popular Location Close To Amenities & Peak District
- Brookfield School Catchment
- EPC Rating: D / Council Band



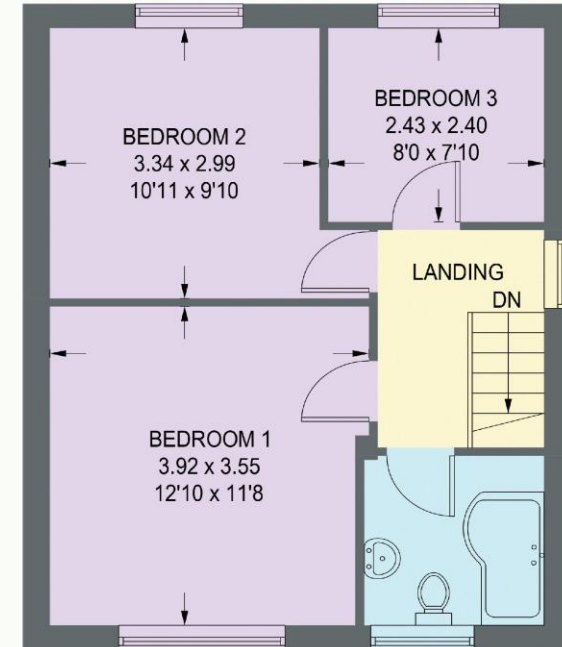


19 ASH TREE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 103.3 SQ M / 1112.4 SQ FT



GROUND FLOOR = 62.7 SQ M / 674.5 SQ FT



FIRST FLOOR = 40.7 SQ M / 438.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1205179)

