











## 18 Moorland View Road

Chesterfield • Derbyshire • S40 3DE

£299,950

This extended four-bedroom semi-detached home spans three levels, offering a generous floor space of approximately 1,420 sq ft in the sought-after Walton estate. Upon entering through the original doorway, you are welcomed into the entrance hallway, leading to a charming bay-windowed living room. Further along the hallway, you will find a ground floor WC with a sink, while opposite lies the entrance to the impressive open-plan, extended kitchen, dining, and sitting area. The dining space is warmed by a log burner, while the garden room boasts Velux windows and bifold doors opening onto the garden. The kitchen is well-appointed with integrated appliances, a Belfast sink, stylish storage cupboards, and wooden worktops. Adjacent to the kitchen, a utility room provides space for both a washing machine and dryer, with an additional side entrance to the property. The first floor hosts a modernised four-piece bathroom, complete with a separate shower and bath, a sink, WC, and storage cupboard. Two spacious double bedrooms are positioned on this floor, one at the front and the other overlooking the garden. A third bedroom, ideal as a nursery or home office, completes this level. The top floor features a further large double bedroom. Externally, the property benefits from an Indian-stone seating area, a well-maintained lawn, and a greenhouse. The detached garage has been cleverly sectioned, providing storage at the front and a soundproofed space at the rear—perfect for musicians or potential conversion into a home gym or studio. Situated in a highly desirable location, the property falls within the Brookfield School catchment area and enjoys convenient access to local shops, Chatsworth Road, and Chesterfield town centre. With excellent transport links, it offers an easy commute to Sheffield City Centre and the Peak District in approximately 20–25 minutes. Tenure: Freehold.









- Four Bedroom Semi-Detached
- Three Storey
- Extended To The Rear
- Open Plan Kitchen-Diner
- Utility Room & Ground Floor WC
- Modern Four Piece Bathroom
- Detached Garage w/ Sound Proof Store Room
- Three Double Bedrooms
- Popular Location Close To Amenities
- EPC Rating: D / Council Tax Band: C

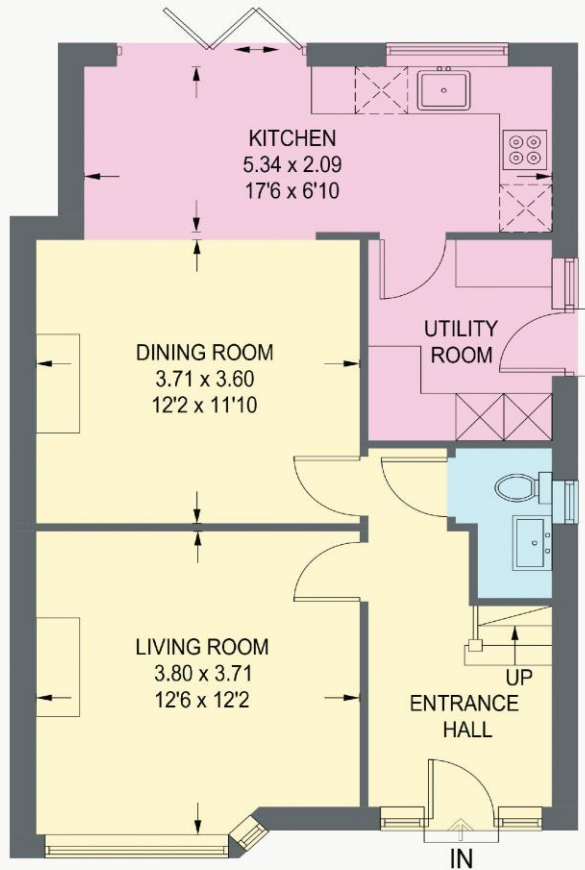




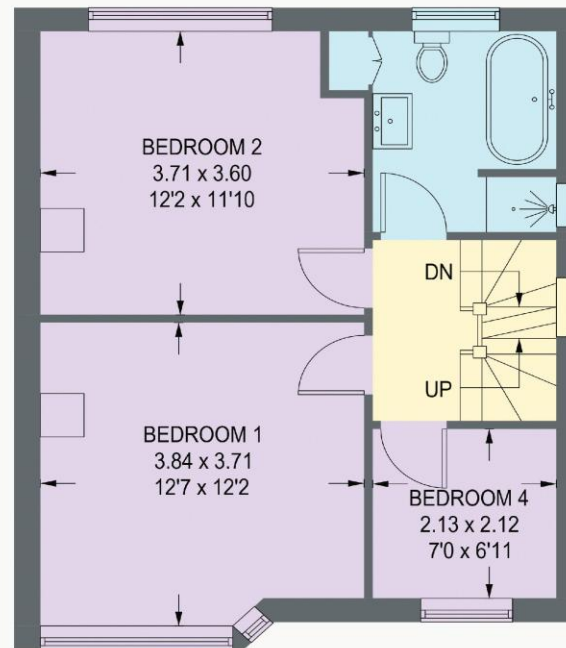


# 18 MOORLAND VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 132 SQ M / 1420.5 SQ FT



**GROUND FLOOR**  
**68.4 SQ M / 736.5 SQ FT**



**FIRST FLOOR**  
**42.9 SQ M / 461.3 SQ FT**



**SECOND FLOOR**  
**20.7 SQ M / 222.6 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1203492)





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