







# 1 Treeneuk Close

Chesterfield • Derbyshire • S40 3RR

£575,000

Positioned on a generous corner plot within an exclusive cul-de-sac development of just four properties, this four-bedroom detached home in the highly desirable Ashgate area offers spacious and flexible accommodation ideal for modern family living. The ground floor welcomes you with an entrance hall leading to an inner hallway, where you'll find a front-facing study, perfect for those working from home. To the left, a large bay-fronted living room with a feature fireplace flows seamlessly through to the formal dining room, creating an excellent space for entertaining. The recently updated kitchen boasts integrated appliances, fitted storage, stone worktops, and a breakfast bar, while an adjoining utility room offers additional storage, appliance space, and access to the rear garden. A standout feature on this level is the spacious conservatory, which overlooks the garden and provides direct outdoor access. Upstairs, the property comprises three generous double bedrooms and a well-sized single, perfect for a child's room or home office. The principal bedroom enjoys its own en-suite shower room, while a modern three-piece family bathroom and a useful storage cupboard complete the first floor. Externally, the home is set within a substantial south-facing garden, featuring a sunny seating area, established lawns, and a dedicated vegetable patch—perfect for those with green fingers. To the front, there is off-road parking for multiple vehicles as well as a double garage, offering superb practicality. Perfectly placed for access to Chesterfield Town Centre, Chatsworth Road, the Peak District, and Sheffield City Centre, this property also falls within the sought-after Brookfield Community School catchment—making it an ideal long-term family home





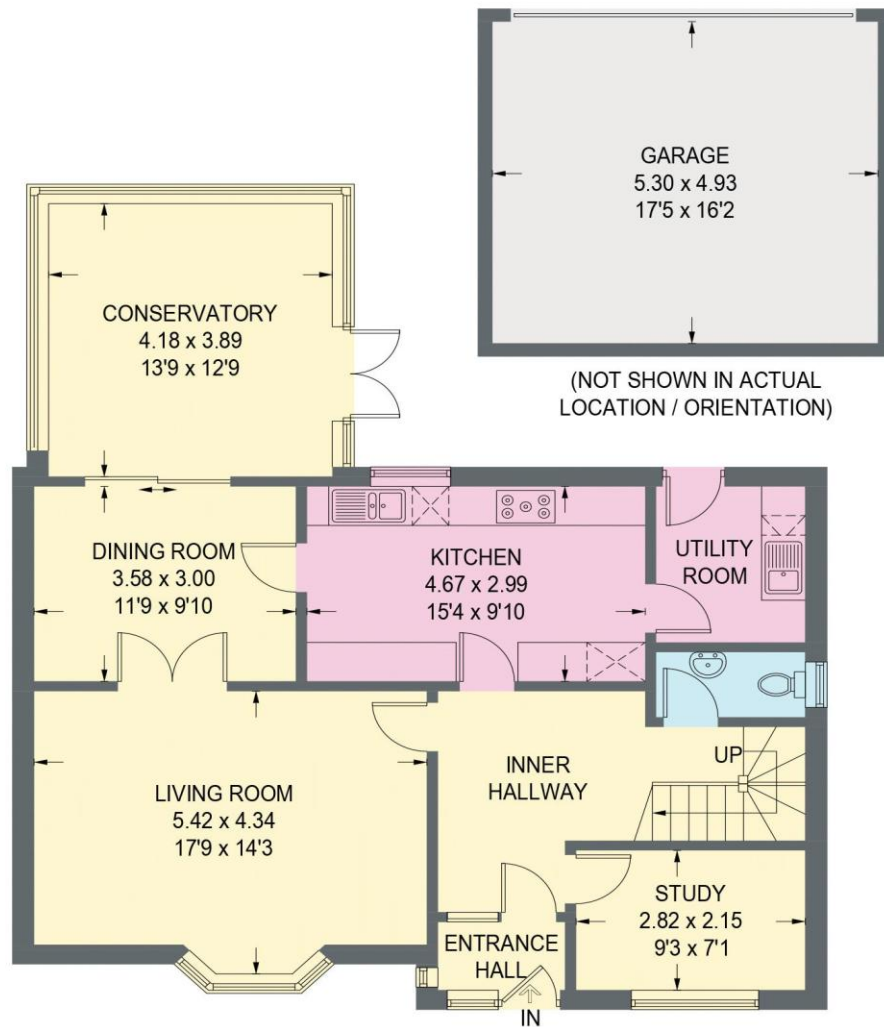
- Four Bedroom Detached House
- Modern Kitchen w/ Separate Utility Room
- Four Reception Rooms
- Detached Double Garage
- Large Rear Garden
- Cul-De-Sac Location
- Principal Bedroom w/ En-Suite
- Three Piece Bathroom
- Popular Location Close To Amenities
- EPC Rating: D / Council Tax Band: F



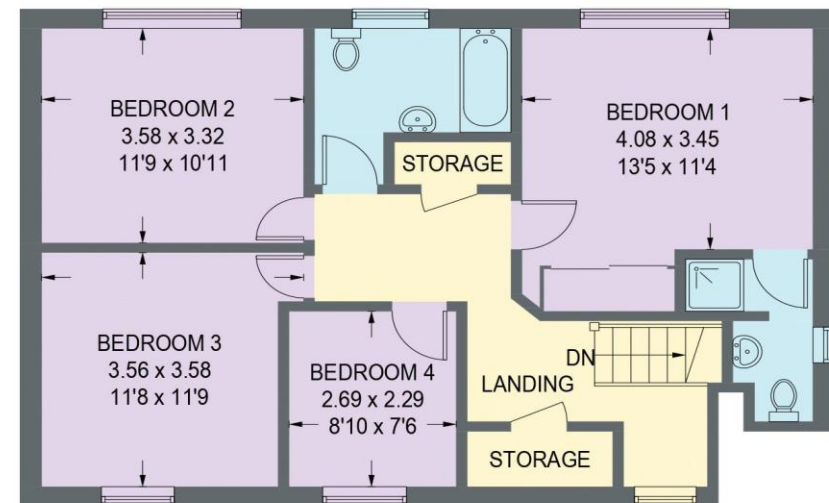


# 1 TREENEUK GARDENS

APPROXIMATE GROSS INTERNAL AREA = 189.1 SQ M / 2035.3 SQ FT (INCLUDING GARAGE)



**GROUND FLOOR = 118.1 SQ M / 1271.7 SQ FT  
(INCLUDING GARAGE)**



**FIRST FLOOR = 70.9 SQ M / 763.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1213941)



**haus**

31 West Bars, Chesterfield, S40 1AG  
[chesterfield@haushomes.co.uk](mailto:chesterfield@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

01246 380 535