







9 Cedar Avenue

Chesterfield • Derbyshire • S40 4ES

£270,000 to £280,000

Located in the sought-after area of Brockwell, this three-bedroom detached home is offered with no onward chain, presenting a fantastic opportunity for buyers keen to modernise and renovate to their own taste. Tucked away on a quiet cul-de-sac, the property offers both potential and practicality in a well-connected, family-friendly setting. The ground floor opens with a welcoming hallway, leading to a spacious front-facing living room, which flows into a dedicated dining area. Sliding doors from the dining space provide direct access to the rear garden, creating excellent potential for indoor-outdoor entertaining. At the end of the hall, the kitchen is fitted with a range of storage cupboards, a mix of integrated and freestanding appliances, and includes a handy storage cupboard. Just off the kitchen is a utility room, offering additional space and access to both the rear garden and the large internal garage—ideal for secure parking or storage. Upstairs, the home comprises two generously sized double bedrooms. The principal bedroom faces the front and enjoys elevated views across the west of Chesterfield, while the second bedroom looks out over the garden. The third bedroom lends itself well to a nursery, home office, or single room. A three-piece family bathroom with toilet, basin, bath, and electric shower completes the first floor. Externally, there is off-road parking and a front garden to the front of the home, while the rear garden offers a generous seating area, detached workshop, and a lawned section, with space for planting or outdoor living. Situated just a short drive or pleasant walk from Chesterfield Town Centre, and around 20 minutes by car to both the Peak District and Sheffield City Centre, this property is a superb opportunity for buyers looking to personalise their next home in a desirable location.





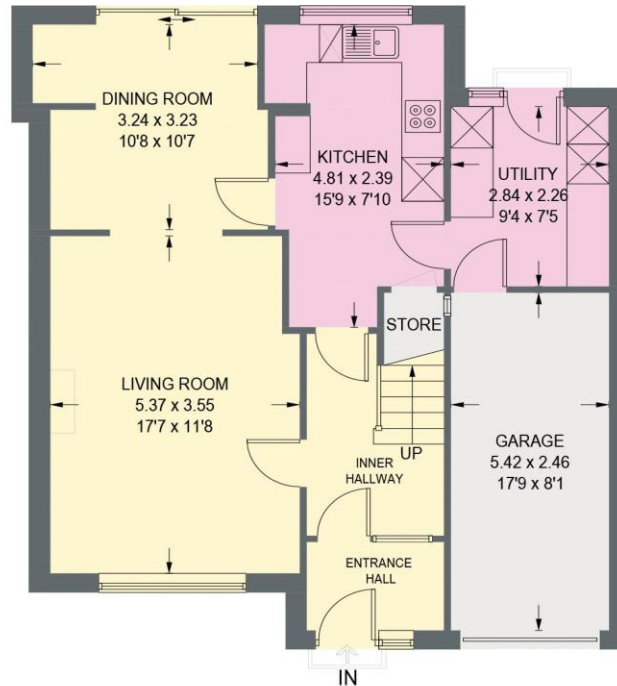
- Three Bedroom Detached
- Opportunity To Renovate
- Garage & Workshop
- Two Reception Rooms
- Three Piece Bathroom
- Large Private Garden
- Off Road Parking
- Close To Town Centre & Amenities
- Kitchen & Utility
- EPC Rating: TBC / Council Tax Band: D



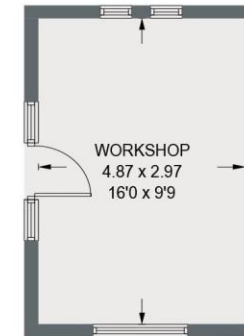


9 CEDAR AVENUE

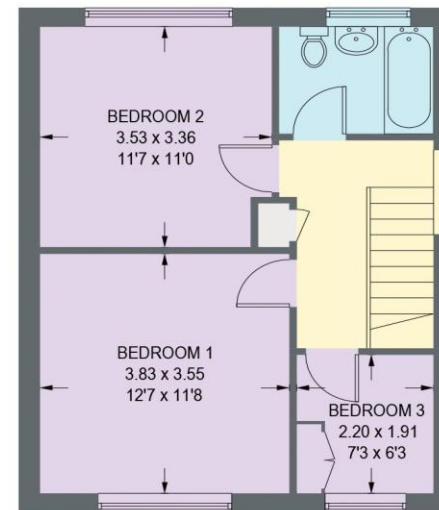
APPROXIMATE GROSS INTERNAL AREA = 125.8 SQ M / 1354.1 SQ FT



GROUND FLOOR = 84.5 SQ M / 909 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR = 41.3 SQ M / 444 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1214429)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535