







1 Birley Brook Drive

Chesterfield • Derbyshire • S41 8XN

£425,000

Positioned on a spacious corner plot in the popular area of Upper Newbold, this stylish four-bedroom detached property offers beautifully presented interiors, wraparound gardens, and fantastic access to Holmebrook Park, Chesterfield Town Centre, and the nearby villages of Barlow and Cutthorpe. Through the entrance hallway, you'll find a modern kitchen/diner to the right. The kitchen boasts shaker-style cabinetry, integrated appliances, quartz worktops, a breakfast bar with seating, and a rear door leading directly to the garden. The dining area includes a charming bay window, flowing into a generous conservatory with built-in window seating overlooking the outdoor space—an ideal layout for entertaining or relaxed everyday living. To the rear, the lounge enjoys garden views through a bay window and features a bespoke media wall with electric fireplaces and alcove storage. Also on the ground floor is a convenient WC and a utility area with space for freestanding appliances and the combination boiler. Upstairs, the principal bedroom impresses with a large arched feature window, fitted wardrobes, and a contemporary en-suite with shower, WC and sink. Bedroom two faces the garden and includes fitted wardrobes, while bedroom three also benefits from built-in storage. Bedroom four is a versatile single room, currently used as a walk-in wardrobe, but well-suited as an office, nursery, or bedroom. A three-piece with a storage cupboard completes the first floor. Externally, the home offers a large block-paved driveway with space for multiple vehicles, alongside a garage that works perfectly as storage or a home gym. The wraparound garden features a newly landscaped Indian stone patio to the side, a lawned area to the rear, and a variety of private sitting spaces perfect for summer evenings. With excellent transport links to Chesterfield and Sheffield, a choice of scenic walks, well-regarded schools, and nearby amenities, this property blends convenience with comfort in a prime residential setting. Tenure: Freehold



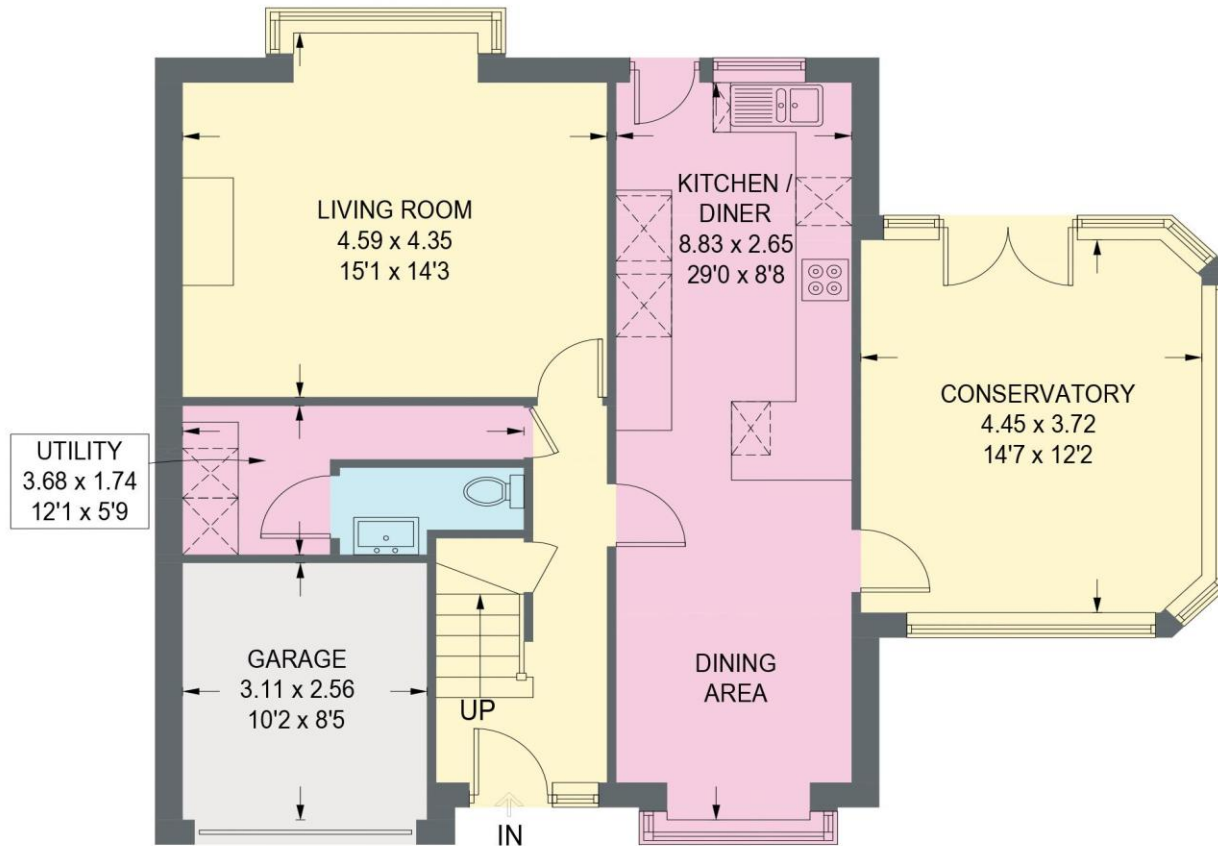


- Four Bedroom Detached
- Renovated To A High Standard
- Shaker Style Kitchen w/ Intergrated Appliances
- Principal Bedroom w/ En-Suite
- Living Room w/ Media Wall
- Conservatory
- Utility & Ground Floor WC
- Three Piece Bathroom
- No Onward Chain
- EPC Rating: TBC / Council Tax Band E

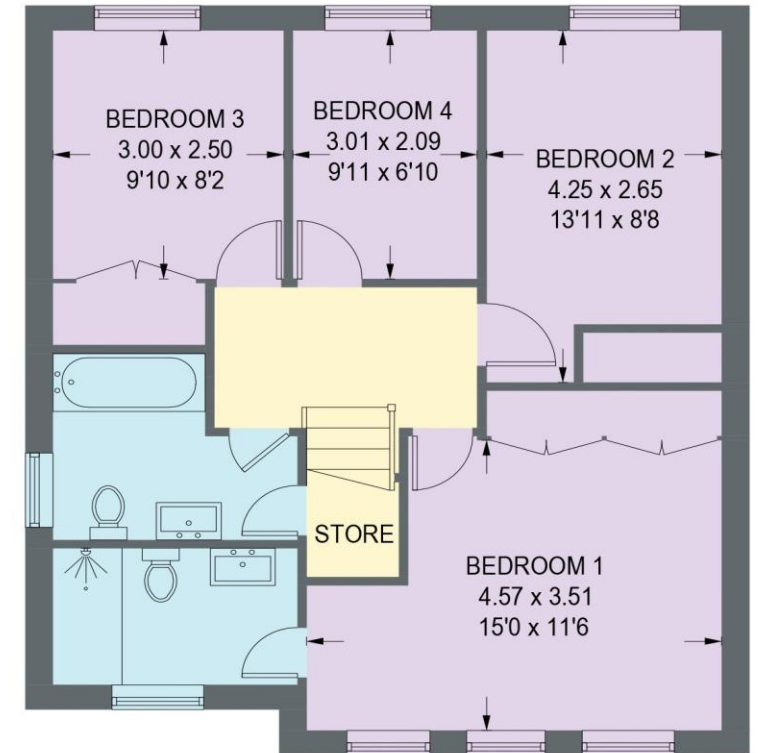


1 BIRLEY BROOK DRIVE

APPROXIMATE GROSS INTERNAL AREA = 137.8 SQ M / 1483.6 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
78.6 SQ M / 846.5 SQ FT



FIRST FLOOR = 59.2 SQ M / 637.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1221991)



haus

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

01246 380 535