







32 Larch Way

Chesterfield • Derbyshire • S40 4ET

£475,000

Situated in the desirable area of Brockwell, this beautifully renovated and extended four-bedroom detached home offers spacious, flexible living—ideal for upsizers or families seeking comfort, privacy, and convenience. With Chesterfield Town Centre, the train station, local schools, and amenities close by, it delivers superb lifestyle appeal. Step into a welcoming entrance hall, leading to a front-facing lounge complete with a charming log burner fireplace—a cosy space for relaxing evenings. Further down the hall, you'll find the heart of the home: a stunning open-plan kitchen/diner featuring shaker-style cabinetry, fitted appliances, a range-style cooker, and a breakfast bar. Sliding doors open from the dining area onto the garden, creating a natural flow between indoor and outdoor living. Off the kitchen sits a handy utility room with freestanding appliance space and a shower—perfect for busy households. A side entrance with its own hallway links the utility, kitchen, downstairs WC, and a striking garden room, which boasts a lantern-style roof and sliding doors, bathing the space in daylight and offering easy access to the garden. To the left of the dining area, the principal bedroom is a fantastic ground-floor addition, featuring another lantern roof, sliding doors to the garden, a walk-in wardrobe, and a stylish en-suite shower room. Upstairs, there are three further bedrooms. Bedroom two is a generous double with fitted wardrobes and front aspect. Bedroom three is another double overlooking the garden, while bedroom four is a spacious single room—perfect as a nursery or home office. A modern four-piece family bathroom with shower over bath completes this floor. Outside, the home truly excels. The private rear garden is surrounded by mature hedges, providing complete seclusion. It includes a decked seating area with pergola, a paved patio, a lawn, and a pathway leading to a sizable summerhouse—ideal as a retreat, hobby space, or additional storage. To the front, the property benefits from a large driveway, lawned garden with mature borders, and access to an integral garage, which is also accessible from inside the home. Perfectly positioned for families, commuters with good schools nearby, local parks within easy reach, and scenic walking routes on the doorstep.





- Detached Family House
- Four Bedrooms
- Principal Bedroom w/ Walk-In Wardrobe & En-Suite
- Garden Room Extension
- Large Private Enclosed Garden w/ Summerhouse
- Living Room w/ Log Burner
- Open Plan Kitchen-Diner
- Modern Three Piece Bathroom
- Off Road Parking & Integral Garage





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APPROXIMATE GROSS INTERNAL AREA = 147.5 SQ M / 1587.8 SQ FT

SUMMERHOUSE = 3.9 SQ M / 42 SQ FT

TOTAL = 151.4 SQ M / 1629.8 SQ FT

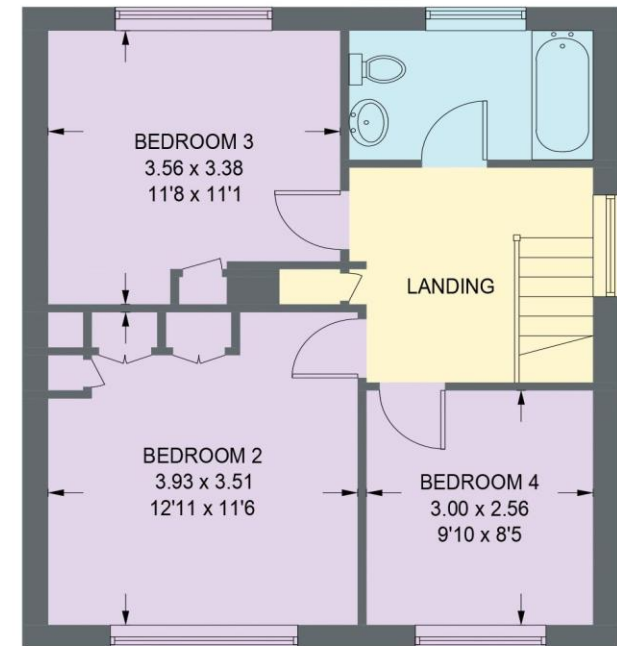
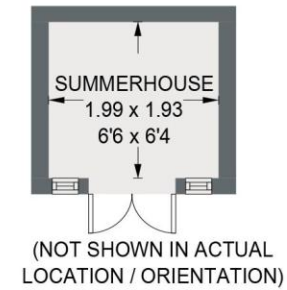
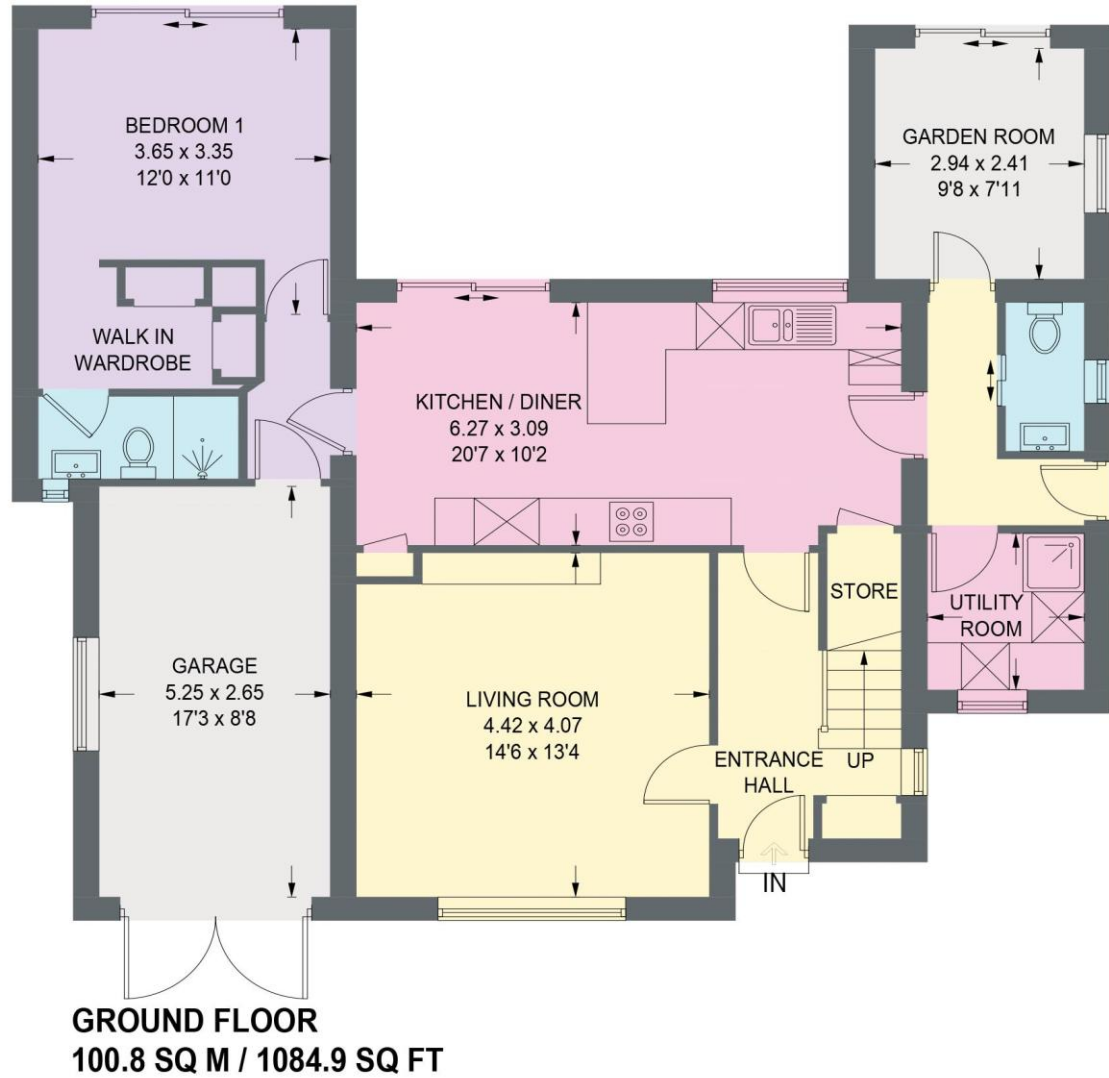


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1225426)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

