







8 Merrick Close

Chesterfield • Derbyshire • S40 4NH

£280,000

Guide Price - £280,000 to £290,000 This beautifully renovated three-bedroom semi-detached home offers stylish, high-quality living in the sought-after suburb of Brockwell. Finished to an exceptional standard throughout, it provides versatile accommodation ideal for couples, professionals, and growing families. Located within walking distance of Chesterfield Town Centre and just a short drive to the Peak District, the property also benefits from excellent commuter access to Sheffield in around 20 minutes. Step into a welcoming entrance hall that sets the tone for the home's contemporary feel. To the left, a split-level office area features a modern glass balustrade, creating a bright and flexible space that could also be used as a playroom or a cosy second reception. The rest of the ground floor opens into an expansive living and dining area—perfect for entertaining—with patio doors leading to the garden beyond. The kitchen combines practicality and style, with shaker-style cabinetry, a mix of freestanding and integrated appliances, and a convenient side access door. Upstairs, you'll find three generously sized double bedrooms. Bedrooms one and three overlook the front of the property, while bedroom two enjoys a peaceful garden view. The bathroom includes a shower over bath and a separate WC, offering added convenience for busy households. Outside, the rear garden is thoughtfully tiered, offering multiple zones for relaxing and enjoying the sun all day. Two concrete slabbed seating areas create ideal spaces for gatherings, while the upper tiers provide green lawns. To the front, the property benefits from off-road parking





- Three Bedroom Semi-Detached
- Completely Modernised
- Off Road Parking
- Open Plan Living-Diner
- Office Area
- Kitchen w/ Integrated Appliances

- Three Double Bedrooms
- Private Tiered Rear Garden
- Popular Location Close To Amenities & Town Centre
- EPC Rating: D / Council Tax Band C



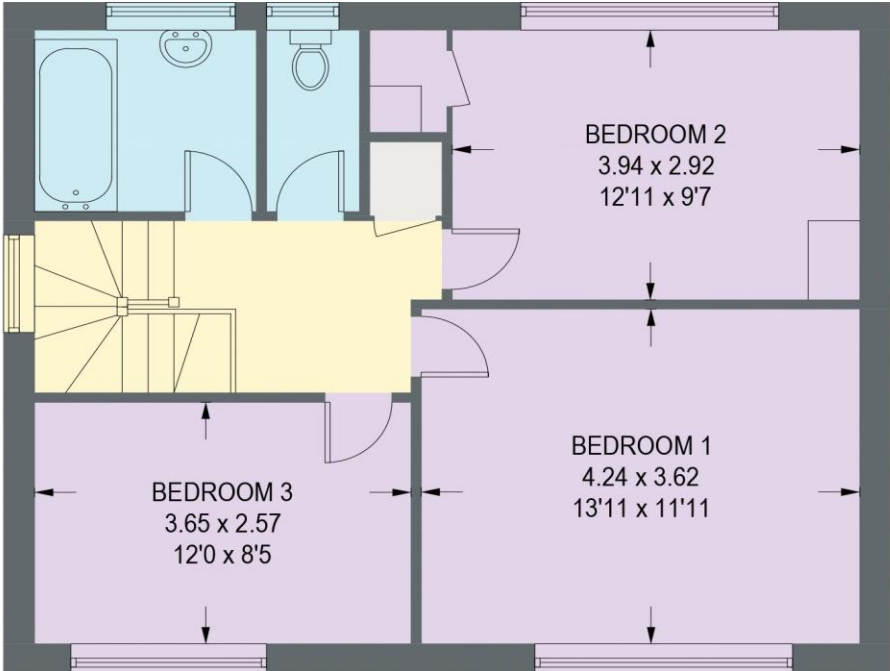


8 MERRICK CLOSE

APPROXIMATE GROSS INTERNAL AREA = 109.9 SQ M / 1182.6 SQ FT



GROUND FLOOR
57.3 SQ M / 616.8 SQ FT



FIRST FLOOR
52.6 SQ M / 565.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1228591)

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.

