







45 Ashgate Road

Chesterfield • Derbyshire • S40 4AG

£440,000

Conveniently located close to Chesterfield Town Centre, this beautifully presented four-bedroom semi-detached home offers spacious accommodation across three floors, rich in period features and timeless character. With off-road parking, a detached garage, and easy access to Chatsworth Road's shops, cafés, and the train station, it's a superb choice for families seeking both charm and practicality. Step into a welcoming entrance hallway, framed by a stunning stained glass front door that sets the tone for the home's traditional elegance. To the left, the bay-windowed living room features a striking fireplace with log burner, decorative coving, and picture rails—creating a warm and inviting space ideal for relaxing or entertaining. The dining room also boasts a feature fireplace with log burner and enjoys views over the side garden. A doorway leads through to the kitchen, fitted with classic shaker-style cabinetry, a mix of freestanding and integrated appliances, and a breakfast bar for casual dining. Beyond the kitchen, a practical utility room offers additional storage, space for washer & dryer appliances, and access to a ground floor WC. Upstairs, the first floor hosts three double bedrooms. The principal bedroom overlooks the front of the property and benefits from a private en-suite shower room. Bedroom two is generously sized, while bedroom four includes fitted wardrobes and a rear-facing window. A stylish four-piece family bathroom completes this level, featuring a bath, separate shower, WC, and wash basin. The top floor reveals a spacious fourth bedroom with a dormer window offering far-reaching views across the west of Chesterfield—an ideal guest room, or teenager's area. The property also includes a large cellar, currently used as a workshop, with excellent potential for conversion into a games room, home office, or additional living space. Outside, the home enjoys a substantial rear garden with seating areas, a greenhouse, and a detached garage with off-road parking. The front garden is equally impressive, with mature planting and steps leading up to the entrance. There is also a storage cupboard joined to the rear of the property. This characterful home blends period elegance with modern versatility, offering generous living space in a well-connected location with excellent amenities nearby.





- Four Bedroom Semi-Detached
- Two Large Reception Rooms
- Kitchen w/ Integrated Appliances
- Walking Distance To Chesterfield Town Centre
- Utility Room & Large Cellar
- Off Road Parking & Detached Garage
- Front & Back Garden
- Principal Bedroom w/ En-Suite
- Four Piece Bathroom
- EPC Rating: TBC / Council Tax Band D



45 ASHGATE ROAD

APPROXIMATE GROSS INTERNAL AREA = 223.9 SQ M / 2409.6 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1231224)

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.



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