







12 Brooklime Drive

Wingerworth • Chesterfield • S42 6JN

£350,000

Occupying the largest plot on this sought-after development, this beautifully presented four-bedroom detached home offers generous living space, a versatile layout, and superb outdoor areas—perfect for families, professionals, and upsizers alike. Positioned on a quiet corner with off-road parking and a detached garage, the property enjoys excellent transport links and is just a short drive from Chesterfield Town Centre, shops, restaurants, and local amenities. On arrival, a spacious entrance hallway sets the tone for the home's thoughtful design. To the right, a modern ground-floor WC adds everyday convenience, while to the left, a front-facing study provides a practical space for remote working or could easily be adapted into a playroom or snug. Continuing down the hallway, the heart of the home unfolds into a stylish kitchen-diner, complete with shaker-style cabinetry, stone worktops, fitted appliances, an electric hob, and a breakfast bar. The dining area to the rear enjoys views of the garden and opens via patio doors—creating a seamless indoor-outdoor flow ideal for entertaining. Completing the ground floor is a spacious living room, enhanced by a contemporary built-in media wall and an integrated electric fireplace—offering a cosy yet modern setting for relaxing with family or guests. Upstairs, the property features four well-proportioned bedrooms. The principal bedroom overlooks the rear garden and includes fitted wardrobes and a sleek en-suite shower room. Bedroom two also benefits from fitted wardrobes and a rear-facing aspect, while bedrooms three and four face the front of the property and are ideal as single bedrooms, nurseries, or home offices. The fourth bedroom is currently used as a walk-in wardrobe, showcasing the flexibility of the space. Externally, the rear garden is a standout feature—exceptionally large, fully enclosed, and thoughtfully arranged with a patio area and expansive lawn. A doorway from the garden provides direct access to the detached garage, adding further practicality and storage options.



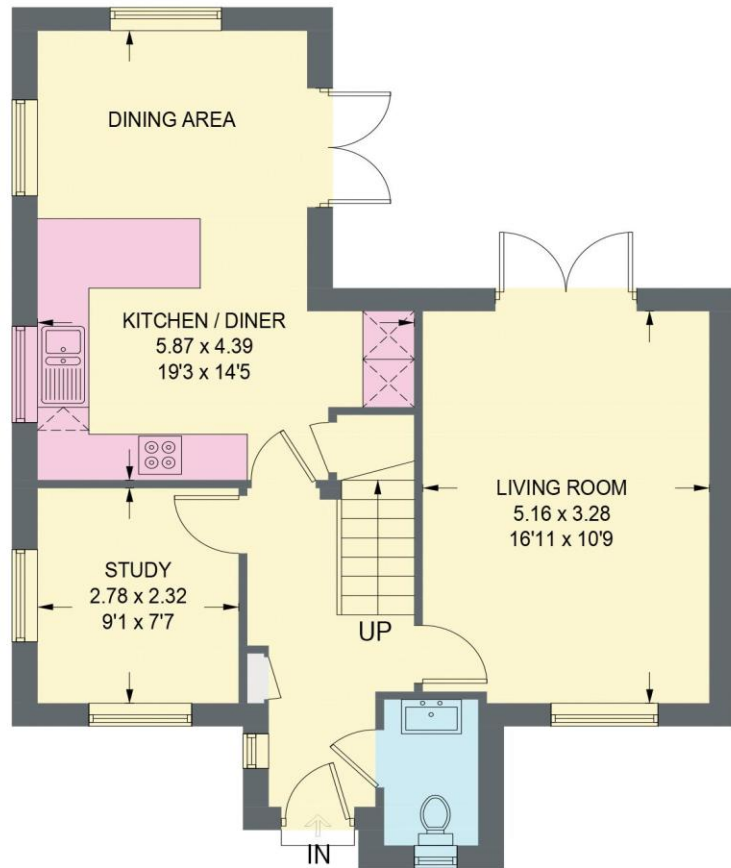


- Four Bedroom Detached
- Largest Plot On The Development
- Detached Garage & Off Road Parking
- Modern Kitchen-Diner w/ Fitted Appliances
- Principal Bedroom w/ Fitted Wardrobes & En-Suite
- Large Private Garden w/ Sitting Area
- Living Room w/ Media Wall & Fireplace
- Three Piece Family Bathroom
- Study Area
- EPC Rating: B / Council Tax Band D

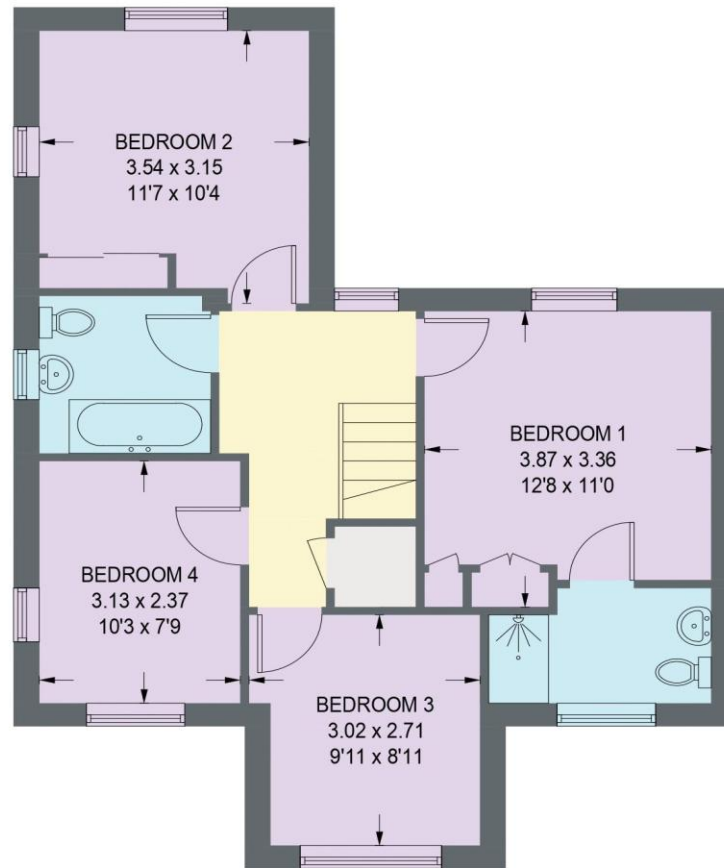


12 BROOKLINE DRIVE

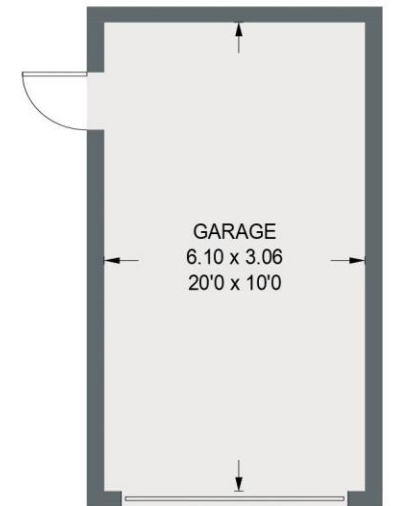
APPROXIMATE GROSS INTERNAL AREA = 130.8 SQ M / 1407.9 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR = 75.1 SQ M / 808.9 SQ FT



FIRST FLOOR = 55.7 SQ M / 599 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1235785)

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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