







11 Ardsley Road

Chesterfield • Derbyshire • S40 4DG

Guide Price £300,000 to £315,000

Located in the sought-after suburb of Ashgate, this three-bedroom detached home offers a fantastic opportunity for buyers looking to renovate and personalise a property to their own taste. Set on a generous plot and offered with no onward chain, it's ideal for couples, families, and those seeking a project in a desirable location. Entry is via the side of the property into the kitchen, which includes a built-in storage cupboard and leads through to the dining room. This space offers potential for reconfiguration, with the option to open up the kitchen and dining area to create a larger, more sociable layout. Beyond the dining room is the main entrance hallway, which also features a second side door that could serve as an alternative access point. At the rear of the property, the living room enjoys dual aspect windows and a door leading directly to the garden. Upstairs, the home offers two double bedrooms and a well-sized single bedroom. The principal bedroom faces the front, while bedroom two overlooks the rear garden and includes fitted wardrobes. Bedroom three is ideal as a nursery, study, or guest room. A three-piece bathroom completes the first floor and would benefit from updating. Please note, the property does not currently have gas central heating or an active gas connection. Reconnection and installation would be required should buyers wish to upgrade the heating system. Externally, the property features off-road parking to the side, a front garden area, and a car port leading to a detached garage—perfect for use as a workshop or additional storage. The rear garden is generously sized and includes a concrete seating area, a hardstanding section suitable for further seating or a shed, and a large lawn with mature borders. A door from the garden provides direct access to the garage. This is a home with solid foundations and exciting potential—ready to be transformed into a space that reflects your lifestyle and vision



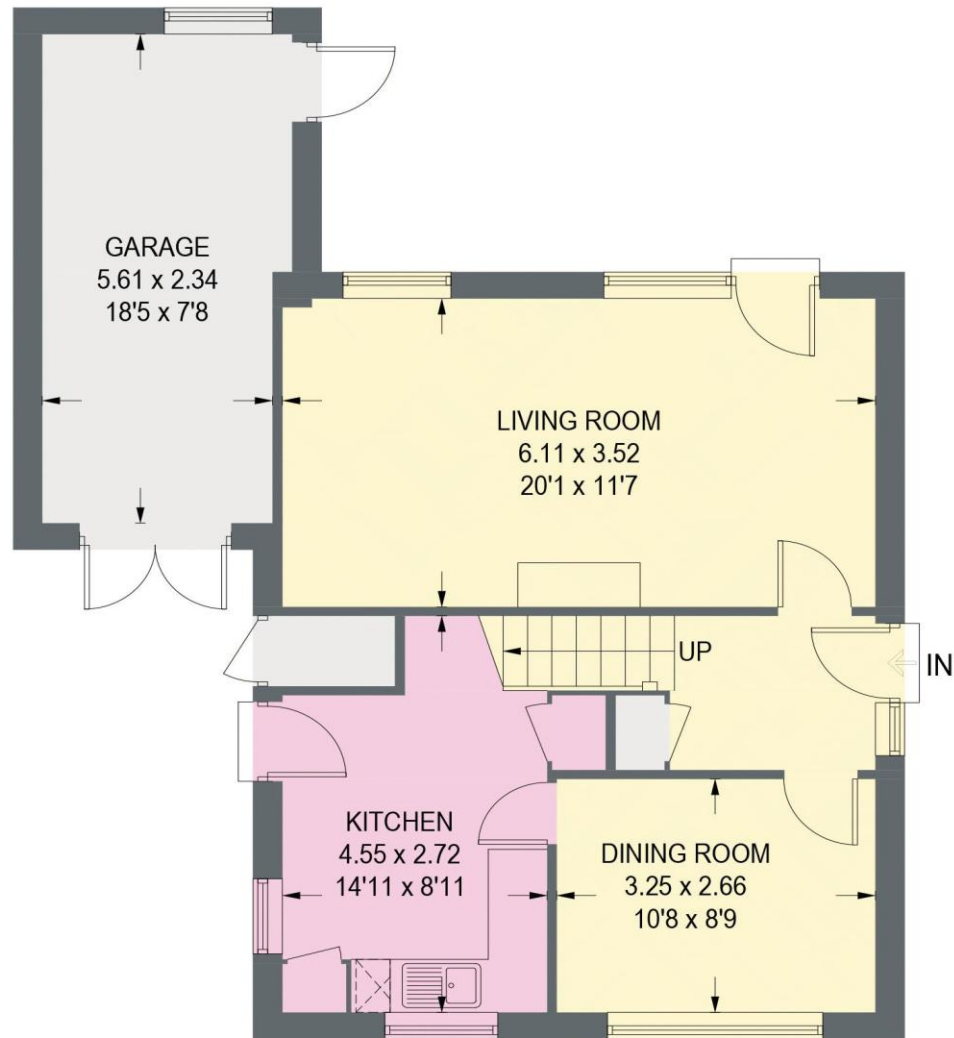


- Three Bedroom Detached
- Opportunity To Renovate
- No Onward Chain
- Large Plot & Private Garden
- Two Reception Rooms
- Two Double Bedrooms
- Brookfield Community School Catchment
- Off Road Parking & Garage
- Close To Amenities
- EPC Rating: TBC / Council Tax Band C

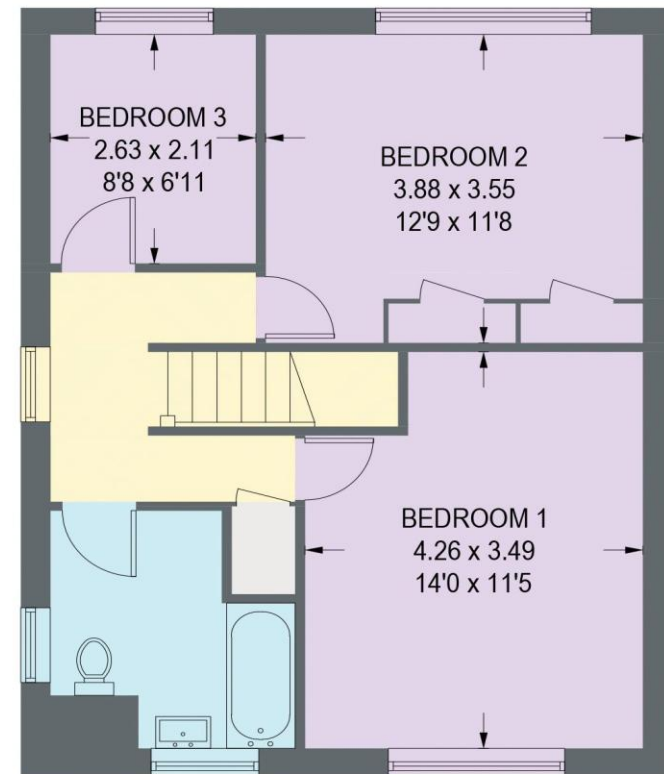


11 ARDSLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 113.2 SQ M / 1218.3 SQ FT



GROUND FLOOR = 63.2 SQ M / 680.5 SQ FT



FIRST FLOOR = 50.0 SQ M / 537.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1237099)

