



haus
For Sale
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01246 380535





25 Greenbank Drive

Chesterfield • Derbyshire • S40 4BS

£240,000

Situated in the sought-after residential area of Ashgate, this bay-windowed three-bedroom semi-detached home offers stylish living with exciting potential. Ideal for couples, professionals, or buyers looking to renovate and create their forever home, the property combines generous space with a prime location close to Chesterfield Town Centre, the train station, and just a short drive to the Peak District and Sheffield City Centre. Chatsworth Road is also nearby, offering a vibrant mix of shops, cafés, and bars. On entry, a spacious hallway sets the tone, leading to a large lounge-diner on the left. The lounge features a bay window and a charming fireplace, while the dining area opens onto the rear garden via sliding patio doors—perfect for entertaining or relaxing. At the end of the hallway is the kitchen, fitted with storage cupboards and space for appliances. A good-sized pantry adds practicality, and subject to building regulations, there's scope to open up the kitchen into a kitchen-diner for modern living. Upstairs, the home offers two generous double bedrooms and a third single room. The principal bedroom includes fitted wardrobes and a bay window, bedroom two enjoys garden views, and bedroom three is ideal as a nursery, home office, or dressing room. The L-shaped shower room includes a three-piece suite with shower, sink, toilet, and a built-in storage cupboard. Externally, the property benefits from off-road parking and a front garden. To the rear is a large, private, and enclosed garden—offering plenty of space for outdoor enjoyment and, subject to planning permission, potential for future extension without compromising the overall plot size.



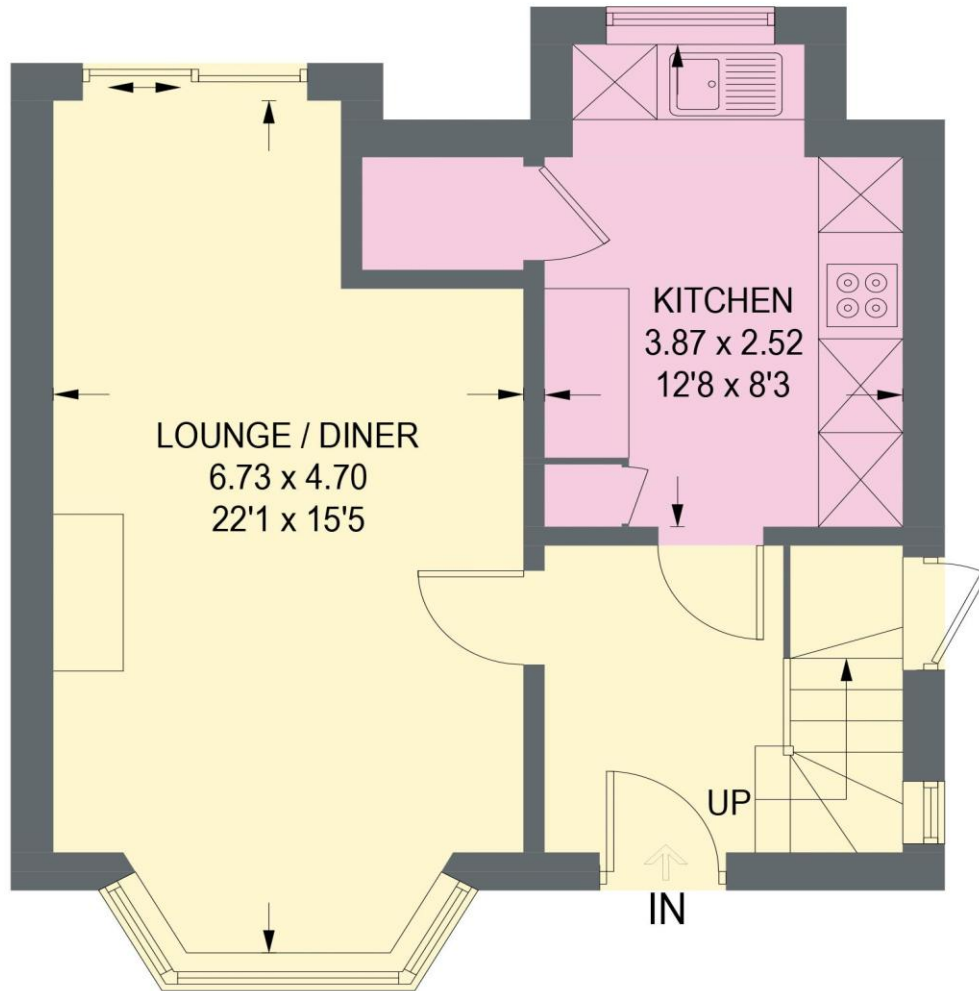


- Three Bedroom Semi-Detached
- No Onward Chain
- Large Lounge-Dining Area
- Renovation Opportunity
- Off Road Parking & Front Garden
- Generously Proportioned Private Rear Garden
- Bay Windowed
- Three Piece Shower-Room
- Popular Location Close To Amenities
- EPC Rating: TBC / Council Tax Band B

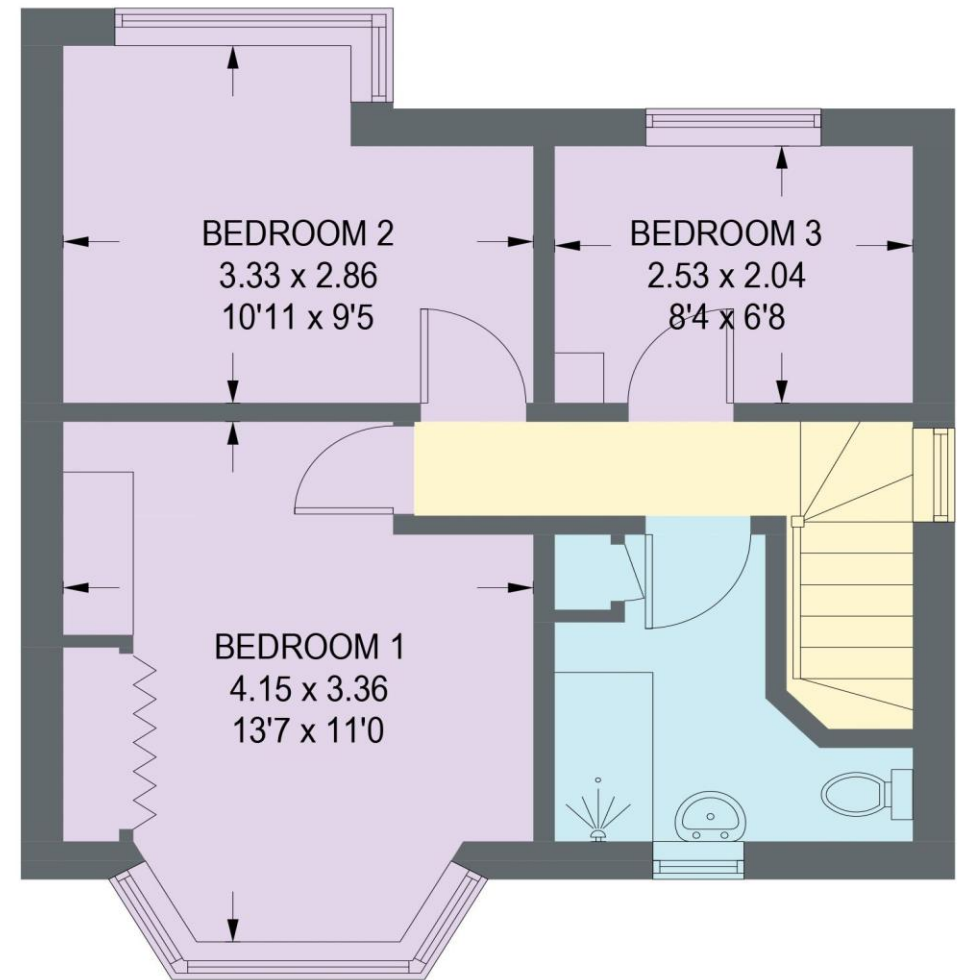


25 GREENBANK DRIVE

APPROXIMATE GROSS INTERNAL AREA = 79.5 SQ M / 855.6 SQ FT



GROUND FLOOR = 44.3 SQ M / 477.0 SQ FT



FIRST FLOOR = 35.2 SQ M / 378.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1247456)

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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