







9 Church Road

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£450,000

A substantial five-bedroom detached family home, offered with no onward chain and occupying a generous corner plot within an exclusive enclave of just four properties. Perfect for buyers seeking their forever home, this residence blends semi-rural tranquillity with excellent connectivity just 15–20 minutes from Chesterfield town centre and with easy access to the M1. Step inside via the welcoming entrance hallway. To the left, a spacious living room features a front-facing window, a charming fireplace, and patio doors opening onto the rear garden. Straight ahead is a versatile study, perfect for a home library or remote working setup. To the right, the formal dining room offers flexibility as a playroom or second sitting room, depending on your lifestyle needs. A ground floor WC adds convenience. At the rear of the property, the large kitchen/breakfast room is the heart of the home. It features shaker-style cabinetry, integrated appliances, space for an American-style fridge freezer, and a range-style cooker with extractor hood. Double patio doors lead out to the garden. Just off the kitchen is a utility room with additional storage, sink, appliance space, and a side door. Upstairs, the principal bedroom is positioned at the rear and includes fitted wardrobes and a stylish three-piece en-suite. Bedroom two is a generous front-facing double with fitted wardrobes and its own en-suite shower room. Bedrooms three and four are both good-sized doubles, while bedroom five is a single bedroom that is ideal as a nursery, dressing room, or home office. Externally, the property boasts a large block-paved driveway providing ample off-road parking, plus a detached double garage with power and storage. The rear garden is private and well-sized, featuring a spacious patio and lawn perfect for summer gatherings or quiet evenings outdoors.





- Five Bedroom Detached House
- Large Corner Plot
- Off Road Parking & Double Garage
- Large Kitchen-Diner w/ Integrated Appliances & Storage
- Three Reception Rooms
- Utility Room & Ground Floor WC

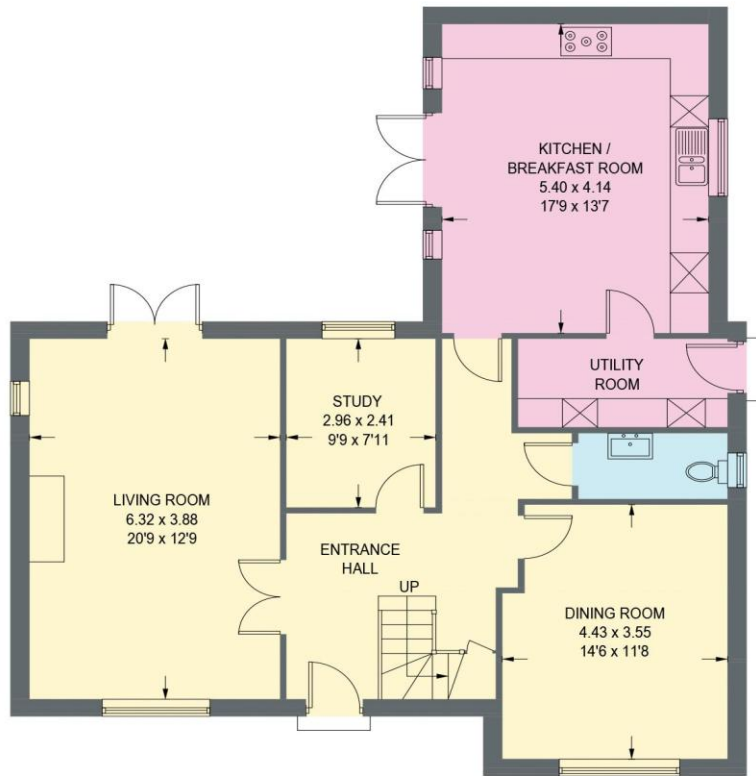
- Principal & Second Bedroom w/ Fitted Wardrobes & En-Suite
- Three Piece Family Bathroom
- Large & Private Rear Garden
- EPC Rating: C / Council Tax Band E



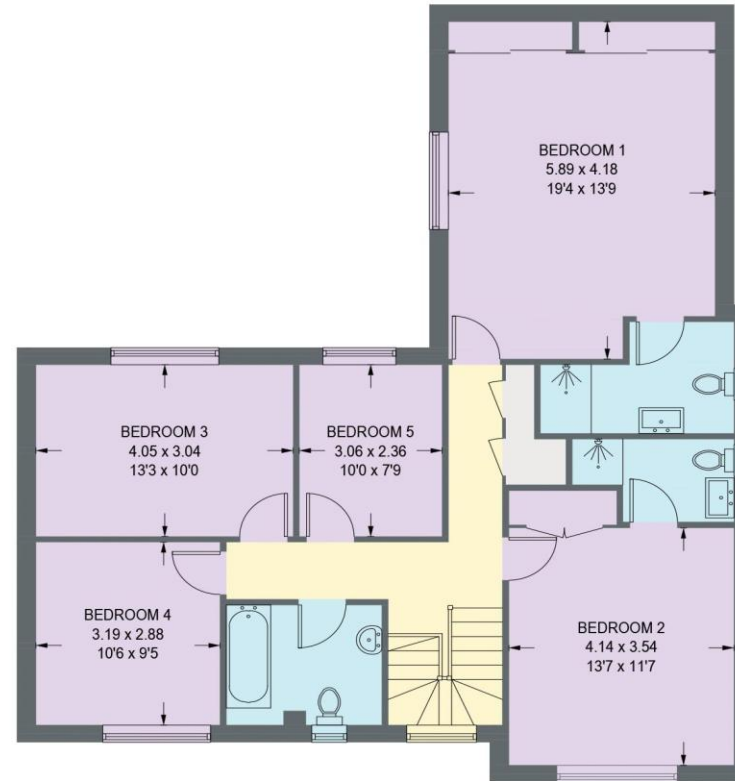


9 CHURCH ROAD

APPROXIMATE GROSS INTERNAL AREA = 225.3 SQ M / 2425.1 SQ FT



GROUND FLOOR
126.9 SQ M / 1366.1 SQ FT



FIRST FLOOR = 1059.0 SQ M / 98.4 SQ FT

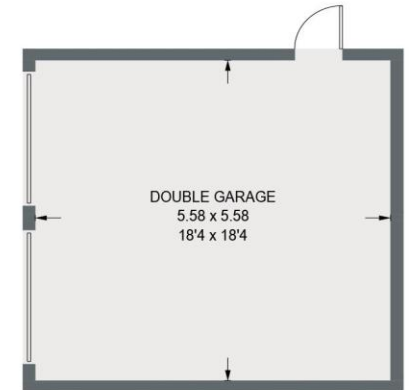


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1247455)



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