







34 Woodcote Way

Chesterfield • Derbyshire • S40 3FF

£315,000

This well-presented three-bedroom detached home spans three levels and offers a versatile layout ideal for couples, professionals, and established families. Located close to Chesterfield town centre, within walking distance of Chatsworth Road, and just a short drive to Matlock and Sheffield City Centre, the property combines convenience with a sense of privacy and space. On entry, the ground floor opens into a generous hallway, with a rear-facing double bedroom to the left and a modern three-piece shower room to the right—providing independent facilities for guests or multi-generational living. A rear door also leads directly to the garden, enhancing the flow and flexibility of the space. The first floor is dedicated to open-plan living, with two entrances leading into a spacious L-shaped lounge that includes a handy study nook and a large front-facing window that fills the room with natural light. To the rear is a stylish shaker-style kitchen with integrated appliances and space for a large American-style fridge freezer, alongside a dining area perfect for entertaining. Upstairs, the second floor hosts two further double bedrooms. The principal bedroom includes fitted wardrobes and a private en-suite shower room, while bedroom two also features fitted wardrobes and faces the front of the property. A modern family bathroom with bath and shower over, sink, and toilet completes the top floor, meaning each bedroom benefits from its own dedicated bathroom. Outside, the property offers off-road parking for multiple vehicles and access to an integral garage. The rear garden includes a sitting area and a large lawn, creating a peaceful retreat for relaxing or entertaining.





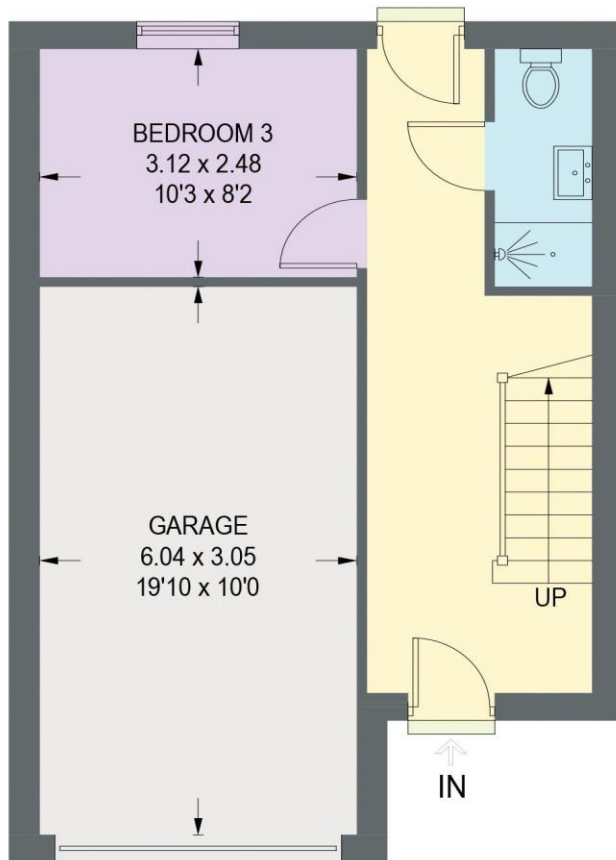
- Three Bedroom Detached House
- Three Storey
- Principal Bedroom w/ En-Suite & Fitted Wardrobes
- Off Road Parking & Integral Garage
- Three Double Bedrooms
- Modern Three-Piece Bathroom
- Enclosed & Lawned Rear Garden
- Open Plan Kitchen-Diner & Living Space
- Popular Location Close To Amenities
- EPC Rating: B / Council Tax Band C



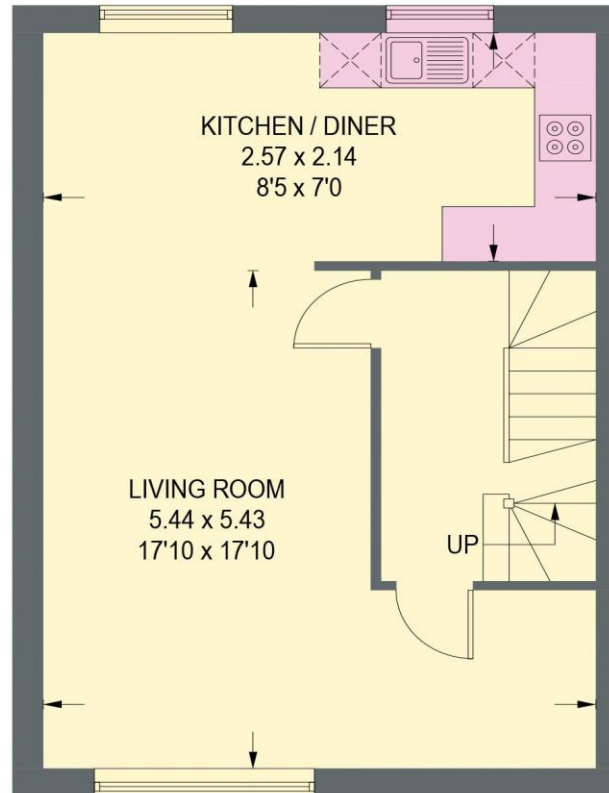


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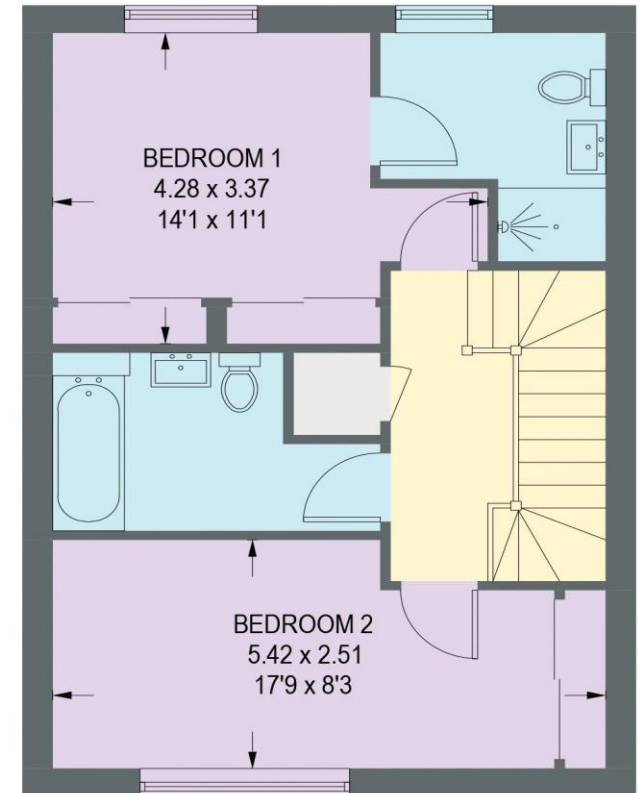
APPROXIMATE GROSS INTERNAL AREA = 121.8 SQ M / 1311.3 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
42.5 SQ M / 457.9 SQ FT



FIRST FLOOR
35.6 SQ M / 383.5 SQ FT



SECOND FLOOR
43.7 SQ M / 470.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1249843)



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