





19 Fenland Way

Chesterfield • Derbyshire • S40 3RH

GUIDE PRICE £500,000

Guide Price £500,000 to £525,000 This exceptionally spacious five-bedroom detached home is located in a popular residential area on the outskirts of Chesterfield, offering easy access to the town centre, local amenities, schools, and the Peak District. Immaculately presented throughout, the property provides generous and versatile accommodation ideal for families seeking comfort, privacy, and practicality. On entry, a light-filled hallway with polished oak flooring leads to a front-facing sitting room with a bay-style window, feature fireplace, and patio doors opening into a large conservatory. The conservatory enjoys underfloor heating, air conditioning, and access to the rear garden. The kitchen is well-equipped with traditional units, integrated appliances including a double oven, induction hob, fridge, dishwasher, and wine cooler, and opens into a breakfast room that's also utility area with WC, sink, and space for laundry appliances. The dining room is accessed via the hallway and kitchen and enjoys views to the front. The integral double garage is currently adapted as a leisure space but could easily be reverted. It includes a pet bath, storage, and houses the Worcester boiler fitted recently. Upstairs, the principal bedroom overlooks the garden and includes fitted wardrobes and a modern en-suite shower room. Bedroom two is a spacious double with countryside views and built-in furniture. Bedrooms three and four also offer generous proportions and built-in storage, while bedroom five is currently used as a study with a Velux window and shelving. The family bathroom includes a panelled bath, wall-hung basin, WC, and towel radiator. Outside, the block-paved driveway provides off-road parking for three vehicles alongside a lawned front garden. The rear garden is private and enclosed, with a patio seating area, lawn, ornamental trees, and well-stocked borders. A timber shed with power and lighting sits at the top of the garden, and external lighting and water supplies are also in place.



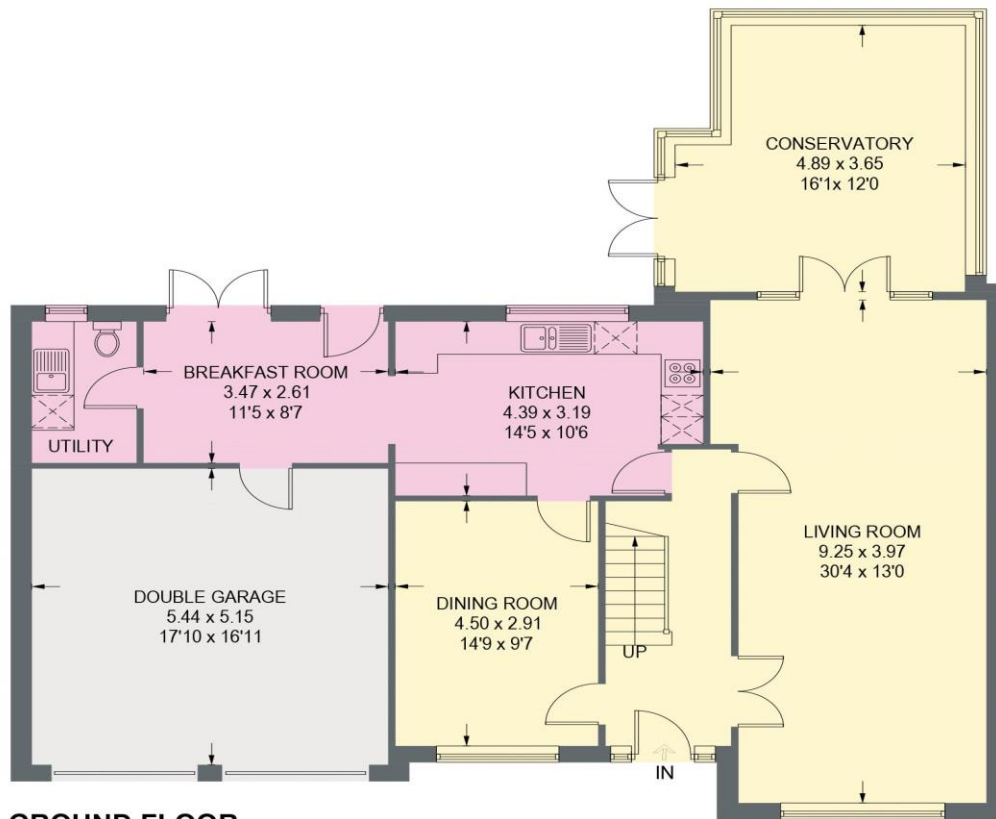
- Five Bedroom Detached
- Double Garage & Off Road Parking
- Large Private Garden
- Principal Bedroom w/ En-Suite
- Shaker Style Kitchen & Utility Room

- Conservatory Overlooking The Garden
- Modern Three Piece Bathroom
- Desirable Location Close To Chatsworth Road & Chesterfield Town Centre
- Separate Lounge & Dining Room

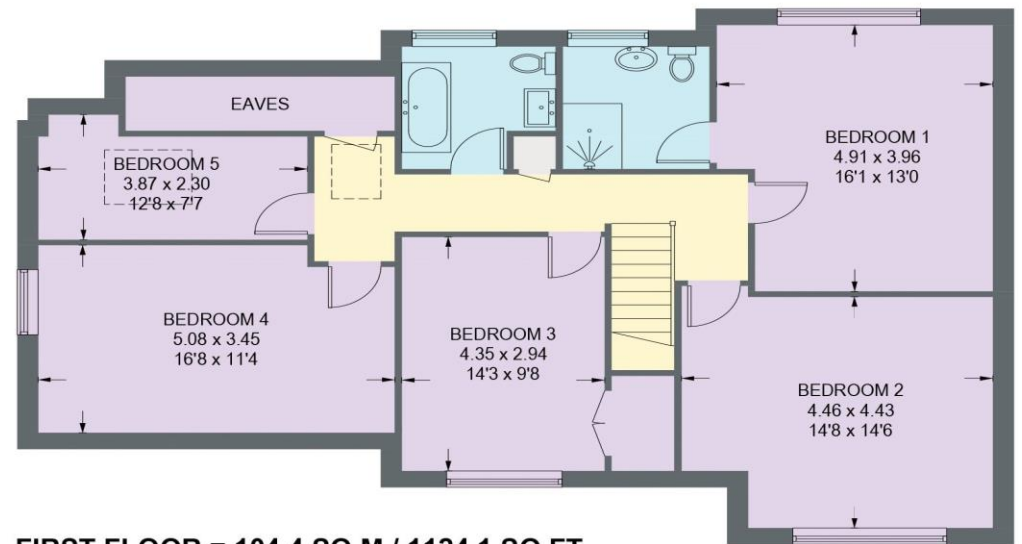
• EPC Rating: D / Council Tax Band: F

19 FENLAND WAY

APPROXIMATE GROSS INTERNAL AREA = 236.3 SQ M / 2543 SQ FT



GROUND FLOOR
131.8 SQ M / 1418.9 SQ FT



FIRST FLOOR = 104.4 SQ M / 1124.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1251614)

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.