











## 23 Peak View Road

Chesterfield • Derbyshire • S40 4NW

£280,000

A beautifully modernised three-bedroom semi-detached home located in the sought-after area of Brockwell. Ideally positioned close to well-regarded schools, local amenities and offering easy access to Chesterfield Town Centre, as well as routes towards Sheffield and the Peak District. Perfect for couples, families or professionals. Upon entering, you are welcomed into the hallway, which leads through to the fitted kitchen featuring shaker-style cupboards, integrated appliances and space for additional freestanding appliances. The kitchen also provides access to a useful utility space and a side porch. To the rear of the property is a spacious lounge-diner, offering a bright and welcoming living area with French doors opening directly onto the rear garden. Upstairs, there are three well-proportioned bedrooms. Bedrooms one and three face the front of the property, while bedroom two overlooks open field views to the rear. The first floor also includes a tiled bathroom with a bath and wash hand basin, alongside a separate WC. Externally, the property highlights from a landscaped tiered rear garden with a lower patio and lawned area, steps rising to a pebbled section and an additional patio at the top level. To the front, there is a driveway providing parking for multiple vehicles as well as an attached garage.









- Modern Three Bedroom Semi Detached House
- Nearby Local Amenities & Well Regarded Schools
- Excellent Access to Chesterfield, Sheffield & the Peak District
- Fitted Shaker Style Kitchen
- Spacious Lounge Diner with French Rear Doors
- Three Well Proportioned Bedrooms
- Landscaped Tiered Rear Garden
- Driveway and Attached Garage



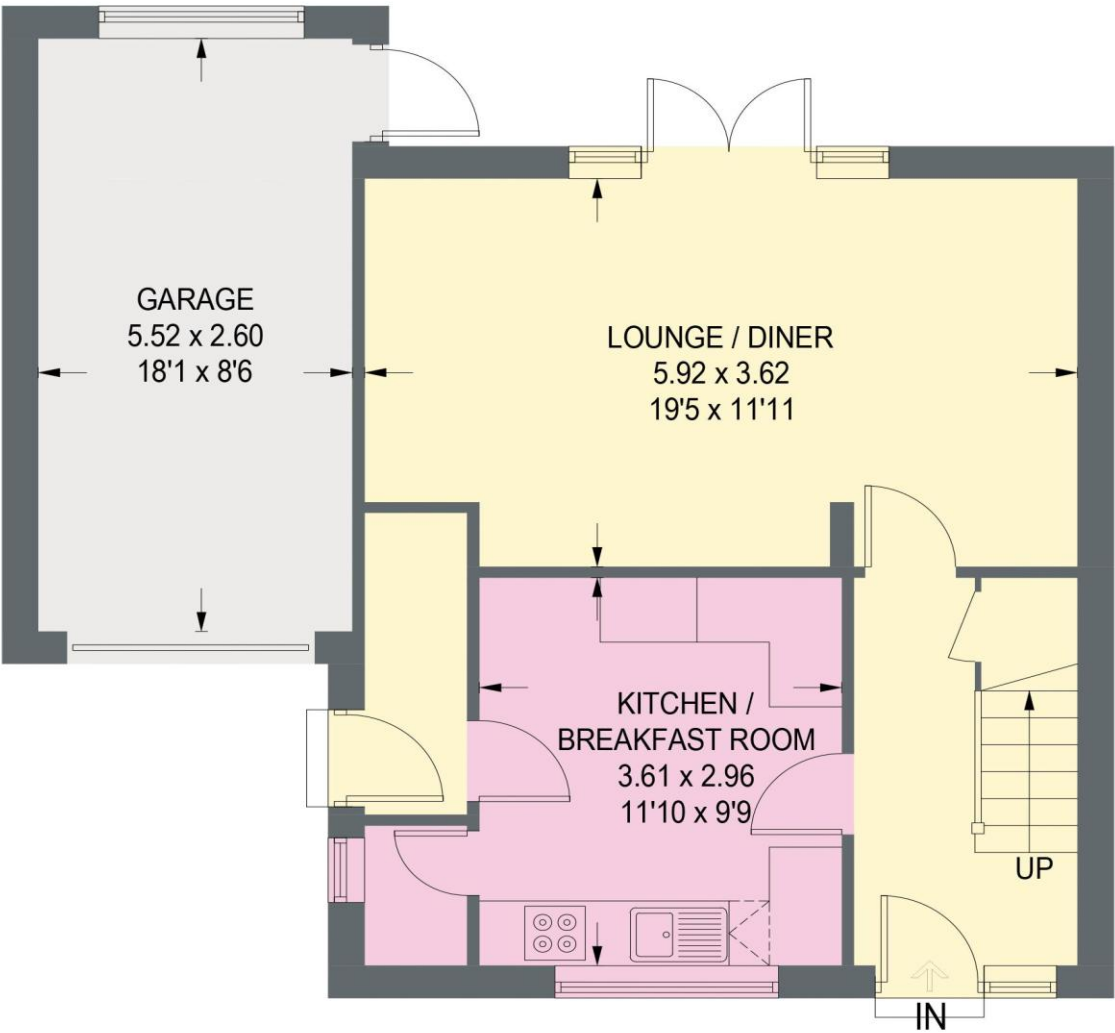




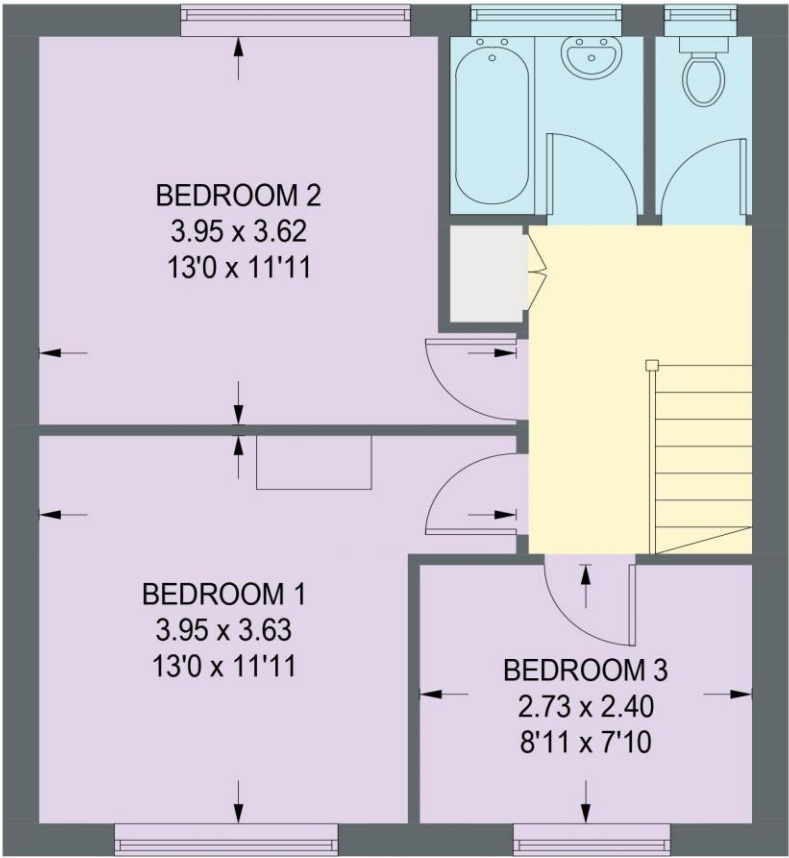


# 23 PEAK VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 101.2 SQ M / 1089.5 SQ FT



GROUND FLOOR = 57.8 SQ M / 621.7 SQ FT



FIRST FLOOR = 43.5 SQ M / 467.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1267486)

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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