









## 44 Opal Street

Hasland • Chesterfield • S41 0FU

£325,000

Located in the ever-popular suburb of Hasland, this modern four-bedroom detached family home offers generous living space, excellent transport links and access to a wide range of local amenities, schools and green spaces, making it an ideal choice for families looking to upsize. You enter the property via a welcoming hallway that leads into the main living space, a bright, comfortable area perfectly suited to family life. To the rear, the long and spacious kitchen-diner provides an excellent hub for everyday living and entertaining. The kitchen features wooden worktops paired with modern gloss cabinetry, integrated appliances and space for a freestanding fridge-freezer. The dining area easily accommodates a family table and benefits from double doors opening onto the rear garden. From the kitchen-diner, a door leads into a useful utility room, which also provides internal access to the integral garage, ideal for storage. A ground-floor WC completes the downstairs accommodation. Upstairs, the home offers four well-proportioned bedrooms. The main double bedroom overlooks the front of the property, featuring fitted sliding wardrobes and a modern en-suite shower room with a three-piece suite. A further double bedroom sits to the rear, while bedrooms three and four are both comfortably sized, with bedroom three facing the front and bedroom four enjoying rear garden views. The contemporary family bathroom includes a three-piece suite with bath and overhead shower, sink and WC. Outside, the property enjoys a good-sized, enclosed rear garden, offering plenty of potential to landscape and personalise. To the front, a well-kept lawn sits alongside driveway parking and access to the integral garage.







- Modern Four Bedroom Detached House
- Close to Local Amenities and Transport Links
- Welcoming Hallway Leading to Family Living Room
- Spacious Kitchen Diner w/ Gloss Cabinets
- Utility Room w/ Access to Integral Garage

- Four Good Sized Bedrooms
- En Suite and Main Family Bathroom
- Enclosed Rear Garden with Great Potential
- Front Lawn and Driveway Parking
- Council Tax Band D/EPC Rating B

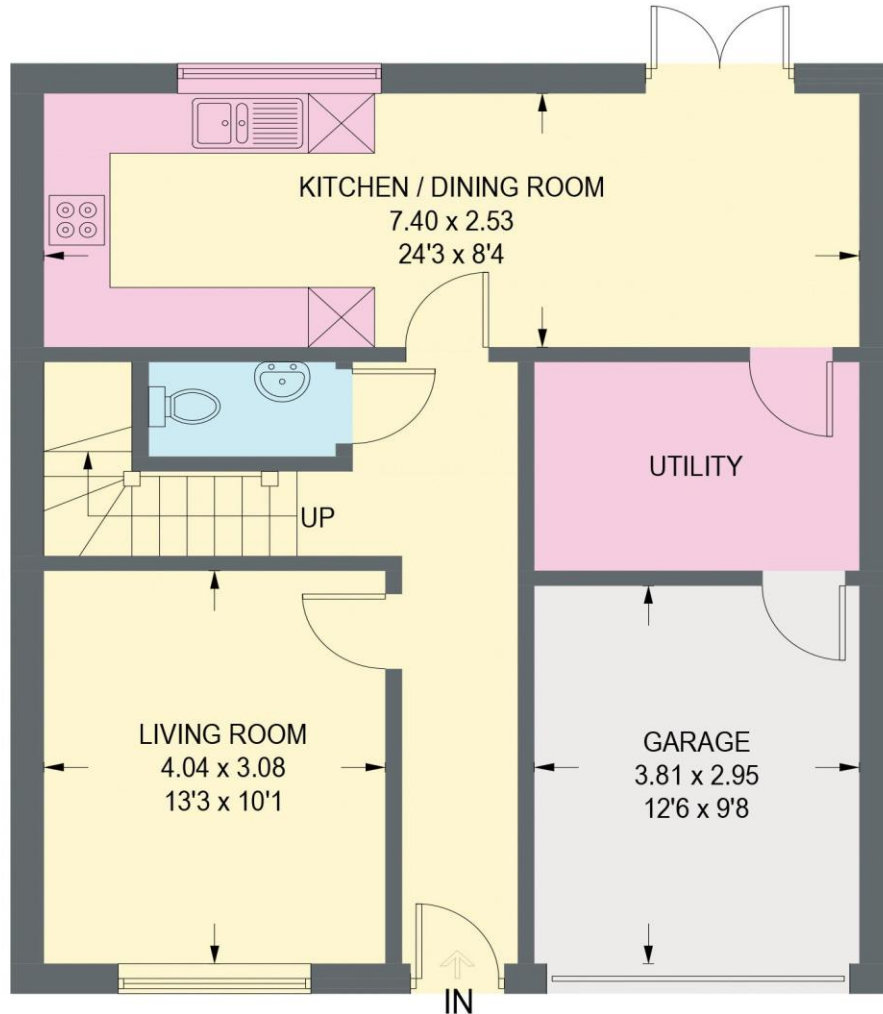




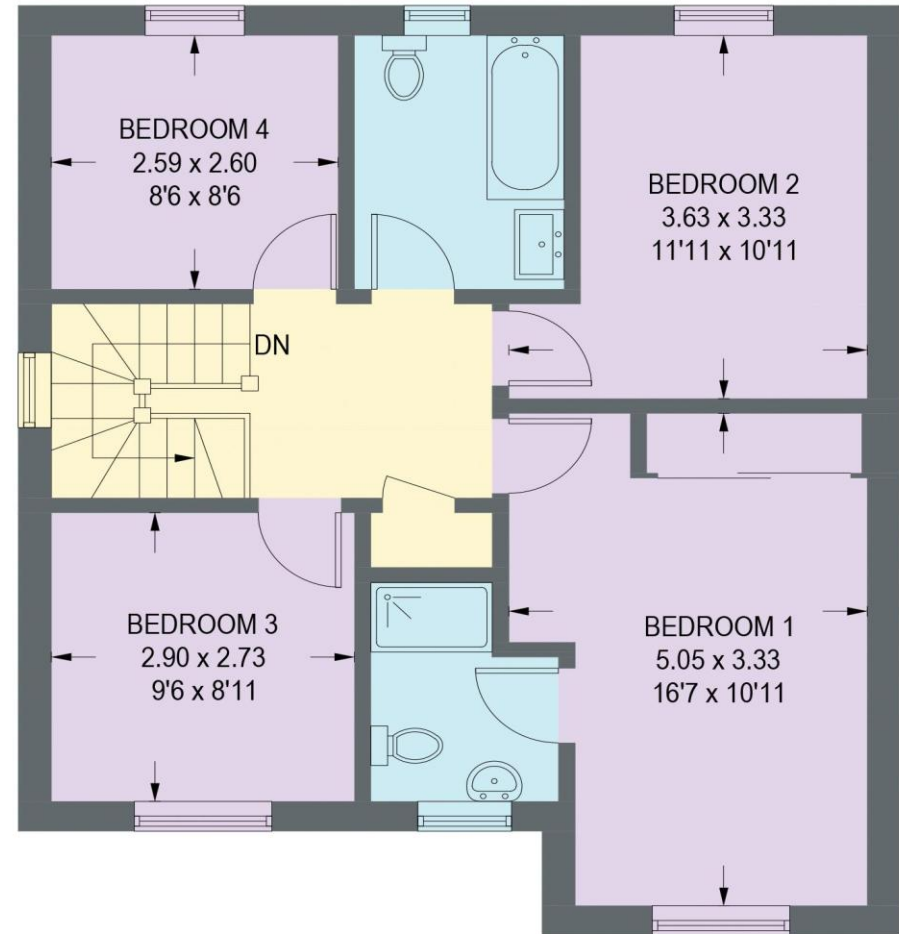


# 44 OPAL STREET

APPROXIMATE GROSS INTERNAL AREA = 124.9 SQ M / 1345 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR (INCLUDING GARAGE)**  
**65.1 SQ M / 701 SQ FT**



**FIRST FLOOR**  
**59.8 SQ M / 644 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1271481)



