



DALES & PEAKS



**3 Chatsworth Avenue**  
*, Chesterfield, S40 3JU*  
**Guide Price £325,000**



### 3 Chatsworth Avenue

, Chesterfield, S40 3JU

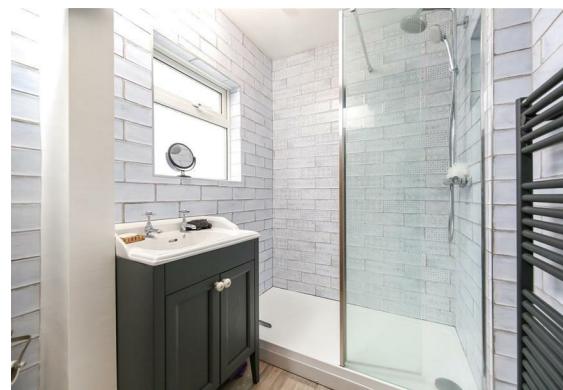
£325,000 - £350,000 (Guide price)  
Situated in the sought after, bustling suburb of Brampton, within walking distance of a selection of boutique shops, bars, cafes and independent restaurants, whilst being on the edge of the Peak District National Park is this charming and beautifully presented 3 bedroom detached dormer bungalow occupying a generous plot with ample off road parking and private garden to the rear. Offering a spacious 1209 sqft of accommodation over 2 storeys, the property features a modern kitchen with breakfast room and adjoining conservatory, flexible accommodation with a ground floor bedroom and bathroom, a bay fronted main lounge with open fire and a further 2 double bedrooms on the 1st floor.

The ground floor comprises; spacious entrance hallway, modern kitchen with breakfast room and integrated appliances, adjoining conservatory, ground floor shower room, ground floor bedroom and the bay fronted main lounge with open fire.

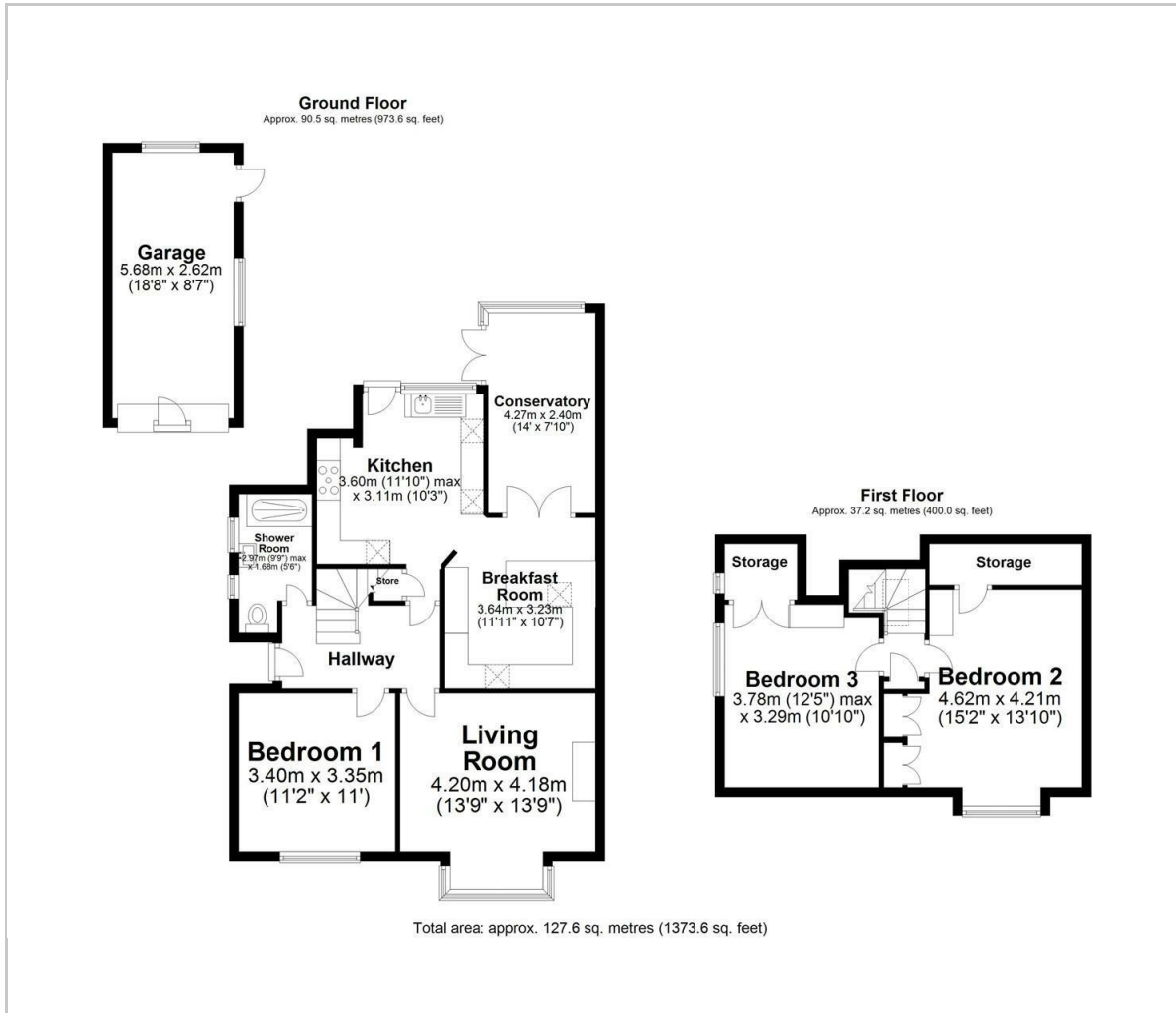
The first floor comprises; 2 generously sized double bedrooms including bedroom 2 with fitted wardrobes.

3 Chatsworth Avenue occupies a generous plot measuring approximately 41m in length with a detached single garage and parking to both the side and front of the property.





## Floor Plan



## Viewing

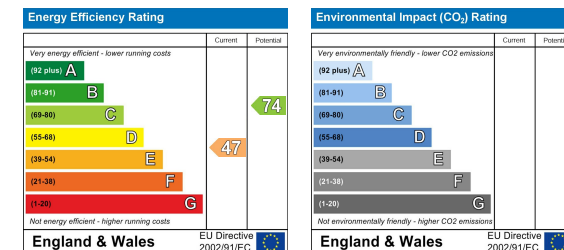
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP  
T: 01246 567540



E: info@dalesandpeaks.co.uk  
www.dalesandpeaks.co.uk