



**2 Old Pheasant Court**  
*, Chesterfield, S40 3GY*  
Guide Price £500,000



## 2 Old Pheasant Court

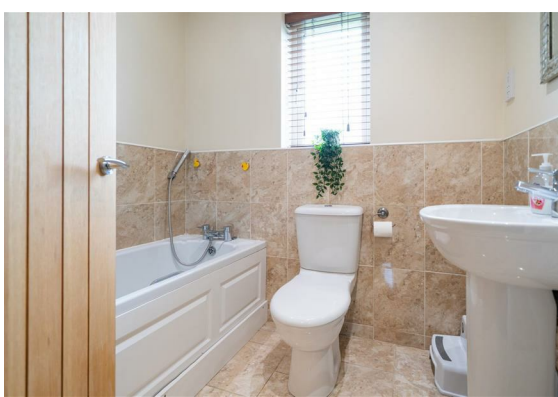
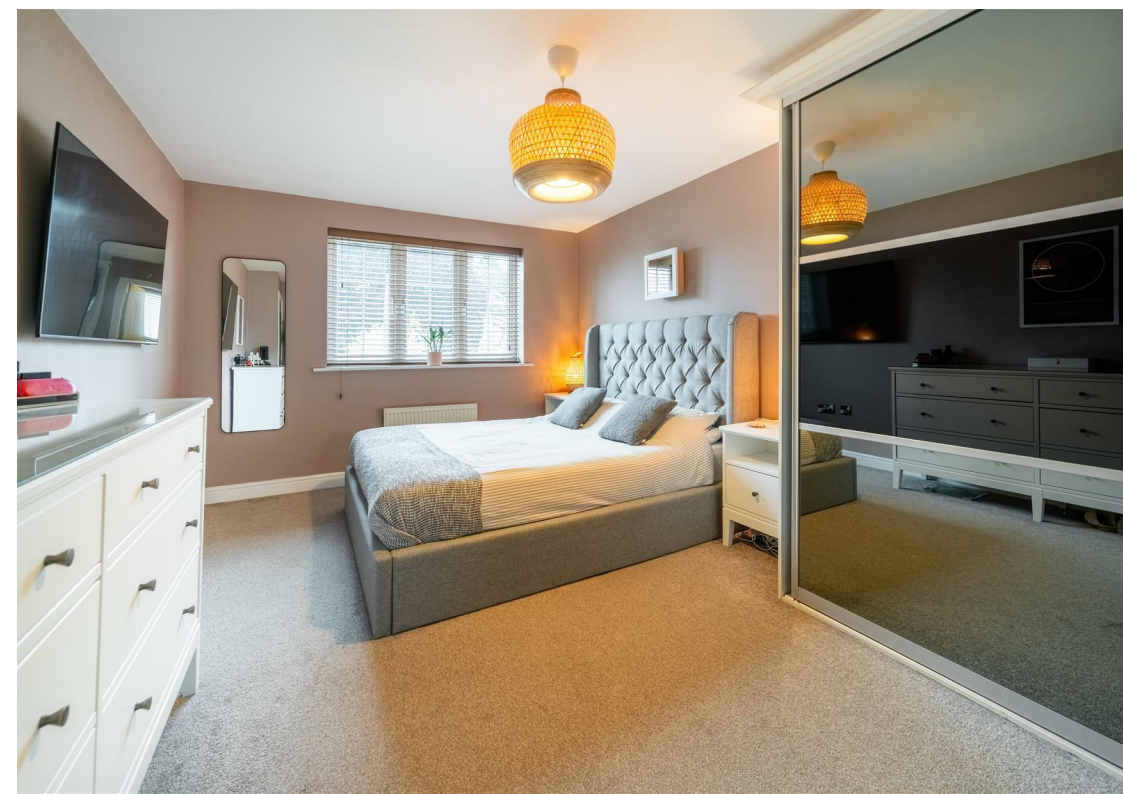
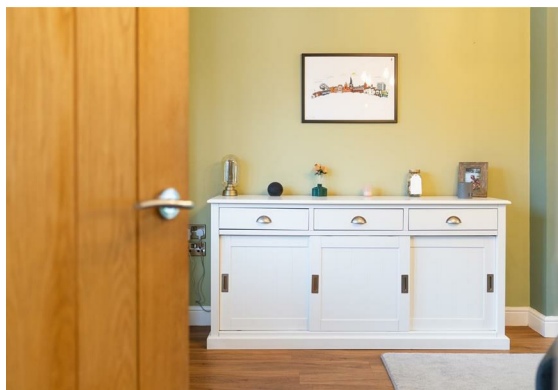
, Chesterfield, S40 3GY

£500,000 - £525,000 (Guide price)  
Located in the extremely sought-after suburb of Brookside, neighbouring the Peak District National Park and within walking distance of the vibrant Chatsworth Road, where you will find a selection of boutique shops, independent restaurants and cafe's all within walking distance, is this practically designed 5 bedroom, 3 bathroom detached family home with a west-facing rear garden and detached double garage.

Offering 1668 sqft of accommodation over 3 storeys, the property features a german designer kitchen with integrated appliances and open plan dining room, a dual aspect family lounge with east facing front bay capturing the morning sun and west-facing patio doors capturing the evening sun onto the garden. The bedrooms, set over floors 1 and 2, are all generously proportioned double bedrooms with beds 1, 4 and 5 having fitted wardrobes and the property has 3 bathrooms including the master ensuite shower room.

The ground floor comprises; large entrance hallway, dual aspect family lounge with patio doors to the rear garden, dual aspect german designer kitchen with integrated appliances and open plan dining room, separate utility room with access to the rear garden and a ground floor WC.

The first floor comprises; family bathroom, 3 generously sized bedrooms, all with fitted wardrobes,

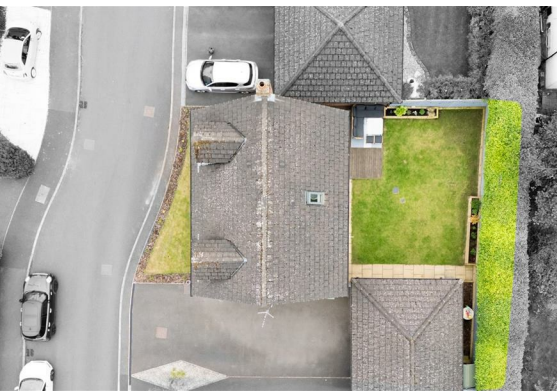




including the master bedroom with en-suite shower room.

The second floor comprises; a further 2 double bedrooms and a further shower room.

**Dales & Peaks ForwardMove  
please read**



## Floor Plan

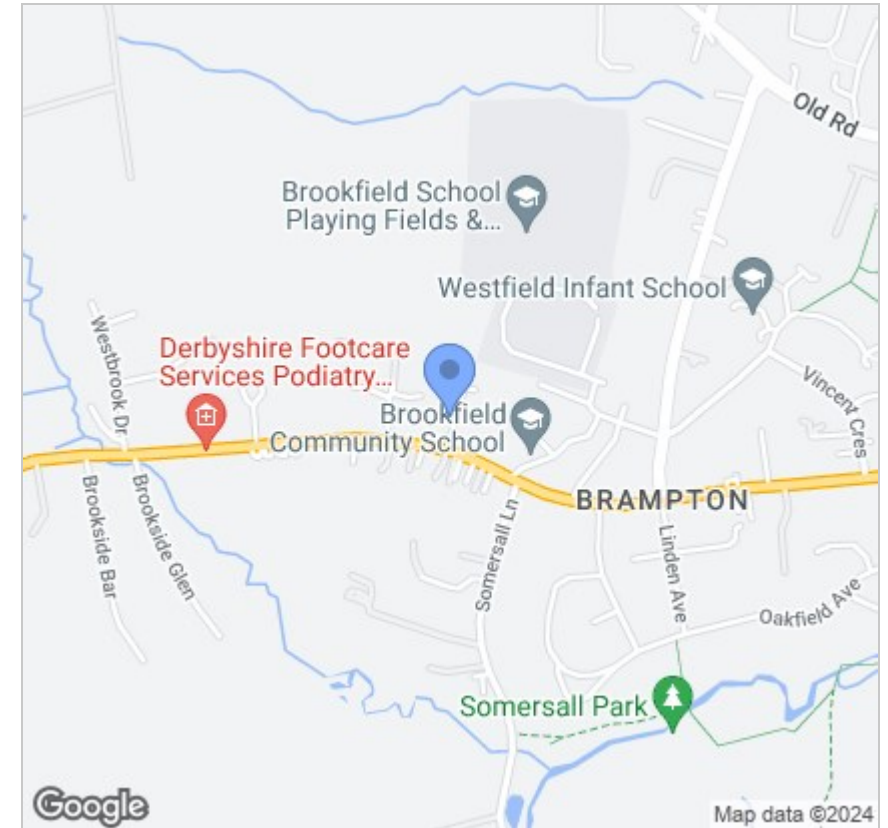


## Viewing

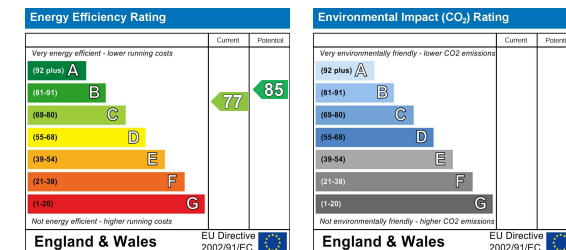
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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