



Almond Avenue, Barlborough, Chesterfield, Derbyshire S43 4ZG

3 2 1 EPC B

£230,000

PINEWOOD





**Almond Avenue  
Barlborough  
Chesterfield  
Derbyshire  
S43 4ZG**

**£230,000**

**3 bedrooms  
2 bathrooms  
1 receptions**

- Modern three-bedroom semi-detached home
- Spacious lounge with bay window and neutral décor
- Contemporary open-plan kitchen diner with integrated appliances
- Ground floor cloakroom and welcoming entrance hallway
- Principal bedroom with stylish en-suite shower room
- Two further bedrooms, ideal for family or home office use
- Family bathroom with modern fittings and tiled splashbacks
  - Ample living space throughout
  - Freehold - Tax Band B
  - Viewing highly recommended





**LOOKS LIKE HOME...** Almond Avenue, Barlborough, Chesterfield, is a delightful semi-detached house offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The house boasts a modern bathroom, and an Ensuite shower room ensuring that morning routines run smoothly and providing ample facilities for family living. The property is designed to cater to the needs of contemporary lifestyles, with thoughtful touches throughout.

For those with vehicles, there is parking available for two cars, adding to the practicality of this lovely home. The surrounding area of Barlborough and its community spirit and accessibility to local amenities, makes it a desirable location for both families and professionals alike.

This semi-detached house on Almond Avenue presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of a well-appointed home. Don't miss the chance to make this property your own.

#### Front Exterior

The front exterior of this charming semi-detached house showcases classic red brickwork complemented by a neat lawn and driveway offering off-street parking. Two bay windows add character to the façade, bringing in ample natural light to the rooms within.

#### Hallway

A welcoming entrance to the home, fitted with a composite style door and side panel, dado rail, and tasteful neutral décor. There is a central heating radiator, solid flooring, and access to the ground floor cloakroom.

#### WC

The conveniently positioned cloakroom under the stairs is finished with modern tiling and a chrome heated towel rail. It includes a contemporary toilet and a compact basin with storage beneath, providing a handy facility for guests.

#### Living Room

14'0" x 11'9" (4.26m x 3.57m)

A bright and inviting reception room positioned to the front aspect, featuring a beautiful bay window allowing plenty of natural light to flood the space.

Finished with neutral painted walls, fitted carpet, and a central heating radiator. There is useful under-stairs storage and a digital thermostat/programmer for the heating system.

#### Kitchen/Diner

13'5" x 15'6" (4.08m x 4.72m)

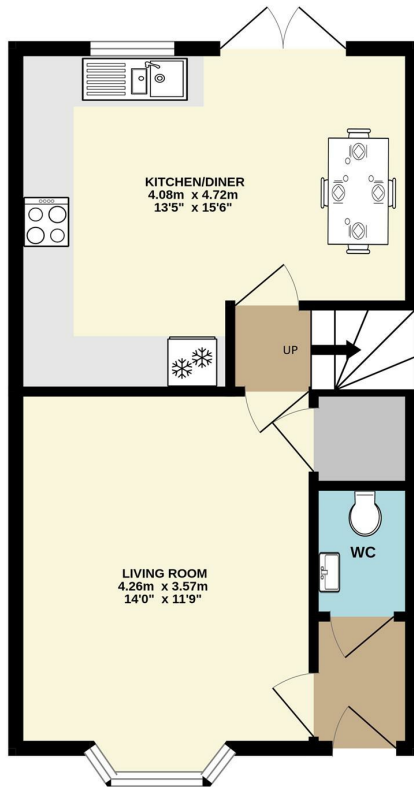
A fantastic open-plan kitchen and dining space — the true heart of the home. The kitchen is fitted with a stylish range of shaker-style wall and base units with light panel detailing, square-edge worktops, and upstands. Integrated appliances include an electric hob, oven, chimney-style extractor, fridge, freezer, and dishwasher. There's also a stainless-steel sink with drainer, a washing machine beneath the counter.

The dining area offers ample room for a family table and chairs, double panel radiator, and French-style doors leading out to the rear garden — ideal for entertaining or relaxed family meals.

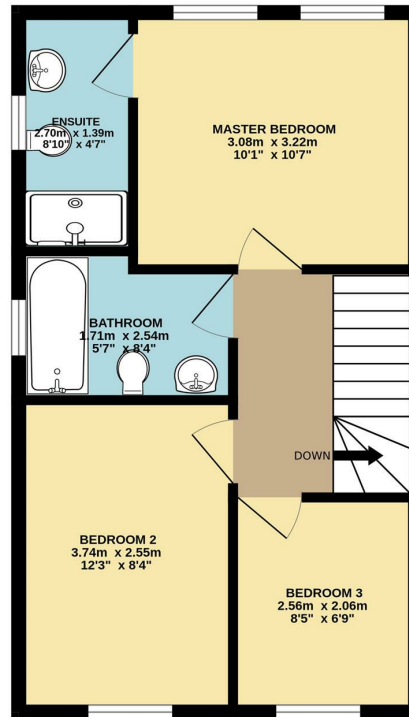




GROUND FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



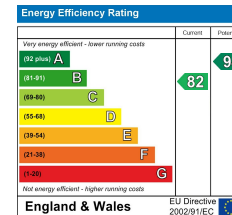
1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Bathroom

5'7" x 8'4" (1.71m x 2.54m)

A modern three-piece suite comprising a panelled bath with tiled splashback, suspended wash basin, and low flush WC. There's a chrome towel radiator, recessed downlights, and a frosted PVC window.

### Master Bedroom

10'1" x 10'7" (3.08m x 3.22m)

A spacious and bright principal bedroom with dual-aspect PVC windows overlooking the rear garden. Decorated in light neutral tones with fitted carpet, a central heating radiator, and access to the en-suite shower room.

### Ensuite

8'10" x 4'7" (2.70m x 1.39m)

The ensuite is compact and practical with a walk-in shower, toilet and basin. Clean white tiling contrasts with a pale green painted wall, creating a fresh and modern space attached to the master bedroom.

### Bedroom 2

12'3" x 8'4" (3.74m x 2.55m)

A generous double bedroom with a PVC window to the front aspect, central heating radiator, and fitted carpet.

### Bedroom 3

8'5" x 6'9" (2.56m x 2.06m)

A versatile third bedroom currently used as a home office, with a PVC window to the front aspect, central heating radiator, fitted carpet, and neutral painted décor.

### Exterior

To the front of the property is a block-paved pathway leading to a tarmac driveway providing off-street parking. The rear garden is fully enclosed with fenced boundaries, featuring a paved patio area ideal for outdoor seating, and a neatly laid lawn providing a pleasant, low-maintenance outdoor space.

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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