

**BuckleyBrown**  
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**FOR SALE**  
01623 633633 [buckleybrown.co.uk](http://buckleybrown.co.uk)

**£160,000**

Brockley Avenue, Shuttlewood,  
Chesterfield,



Welcome to BuckleyBrown, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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“Some homes simply give you that feeling the moment you walk through the door. Having been cherished by the same owners for many years, this lovely three-bedroom semi-detached home is a property where the care and pride of ownership is immediately evident throughout. Warm, welcoming and wonderfully maintained, it offers buyers the opportunity to create their next chapter in a truly well-loved home. One of the standout features has to be the delightful rear outlook!”

- Jon, Valuer



**A wonderful first impression, a lifetime of memories to be made...**

***A home that oozes a welcoming and bright atmosphere, ready to be called home.***

This three bedroom semi detached house offers, space, style and comfortable living. You will be impressed from the moment you enter, with a practical layout and neutral decor throughout, along with brilliant external space which has been carefully maintained.



## Step Inside

***We can't wait for you to see this this gorgeous home and fall in love with it from the moment you enter.***

As you step inside the home, you are greeted by the spacious entrance hallway. The property offers versatile living space with a living room to the front of the home, filled with natural light throughout, moving further through the home is a dining space along with a conservatory, allowing for plenty of space to enjoy spending time with family. To the rear of the property is the kitchen, complete with ample matching cabinets and has the benefit of overlooking the garden.

Heading upstairs are three well proportioned bedrooms, all with neutral decor and ample opportunity to make them your own. You will also find that bedroom one and two benefit from fitted wardrobes, perfect for all your storage needs. To complete this floor is the family bathroom.

Outside is a well maintained and mature rear garden, complete with lawn and shrubbery. This a space perfect for enjoying the summer sun. To the front of the home is a driveway allowing for ample off street parking along with a garage.





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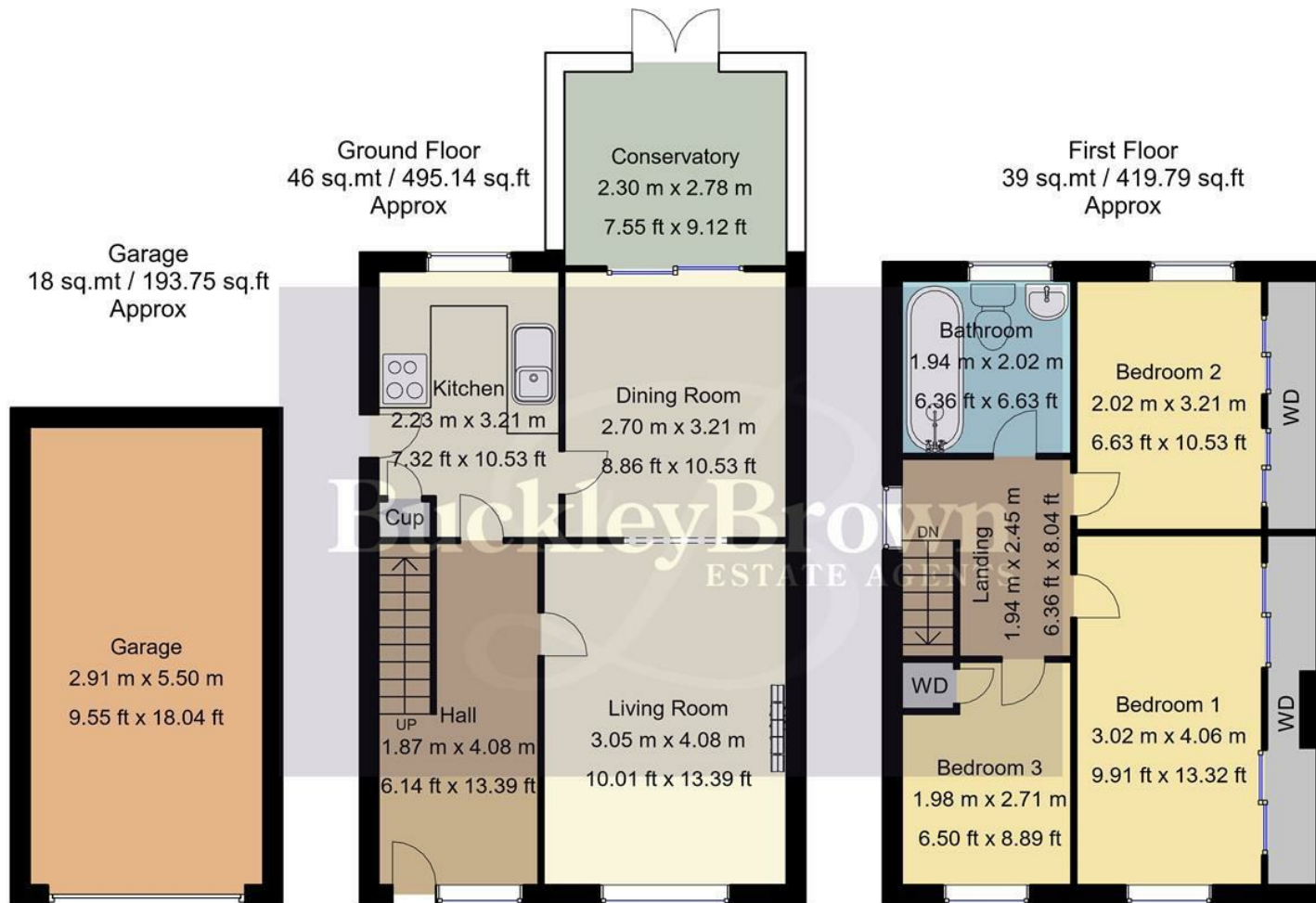
## Life in Shuttlewood

*Sat within the heart of Shuttlewood, you will find a perfect mix of countryside living and modern living.*

The area of Shuttlewood offers a quaint and countryside feel, making it a the perfect setting for buyers wanting to purchase their next home in a quiet location.

Shuttlewood is close to other areas such as Bolsover, Clowne and Stanfree, making it within an easy range to amenities and local attractions, along with brilliant transport links such as the motorway. Shops, schools and parks are also easily accessible making every day living a breeze.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

## Key Features

A welcoming atmosphere throughout, making this house truly feel like a home.

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A versatile layout, allowing for your living space to be catered exactly to your families needs.

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Three spacious bedrooms with fitted wardrobes in bedroom one and two.

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The rear garden has been meticulously maintained and offers a tranquil setting.

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A gorgeous outlook that you must see to appreciate.

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Energy Performance Certificate

Rate - D

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Council Tax Band

Rate - A

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Size

Approximately 1,108.68 sqft

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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Exceptional homes deserve  
exceptional representation.

Let's Chat.

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