



# 20, Brackens Lane

Chesterfield, S43 4UR

## Description

Welcome to Brackens Lane, a four bedroom detached home located in the ever popular area of Barlborough, close to the M1 and local village shops and amenities. Entering in through the entrance hallway, the property offers a useful downstairs WC, open plan living and dining room to your left and the converted garage to your right, that offers a useful additional ground floor reception room, that is currently utilised as a office/study as well as television area. To the rear of the property, there is a stunning kitchen with integrated appliances, finished in gloss grey. Included in the kitchen is a lowered workspace; an excellent area for teaching children how to cook and for those with accessibility requirements.

Upstairs in the property features four bedrooms, all well proportioned with the master featuring an en-suite shower room. Three of the bedrooms offer built-in wardrobes and the family bathroom has been finished to an excellent standard with a rainfall shower and additional storage.

Outside to the front, there is parking available on the driveway for at least two cars as well as a lawned garden. The rear of the property offers a spacious private garden, perfect for families with children and gardeners alike.

This is a fantastic opportunity to purchase a top-notch family home in a great location.

Call ELR today on 0114 268 3388 to book your viewing!

## About The Area



- Guide Price: £400,000 to £425,000
- Stylish kitchen finished in gloss grey with included 'American Style' Fridge Freezer
- Fantastic and private, low maintenance rear garden
- Call ELR - 0114 2683388
- Desirable Barlborough location with great transport links
- Garage conversion offering an additional reception room, study or reading room
- Envious position overlooking green space incorporated in to the development
- Four good sized bedrooms, master with en-suite
- Off road parking for multiple vehicles
- Additional downstairs W/C



Barlborough is an increasingly popular place to live, considering its proximity to Chesterfield, Sheffield and Rotherham. Located near Junction 30 of the M1, Barlborough offers a suite of enjoyable activities; visits to local pubs, walks in the countryside and exploring Barlborough Heritage and Visitor Centre. Barlborough offers a primary school, doctors surgery and garden centre.

#### IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

**EADON  
 LOCKWOOD  
 & RIDDLE**  
 ESTD 1840

