







## 20 Trevorrow Crescent

Chesterfield • Derbyshire • S40 2GH

£290,000

Guide Price £290,00 to £295,000 A well-proportioned four-bedroom detached home situated in a convenient Chesterfield location. The property is close to a wide range of everyday amenities, with local shops nearby and Chesterfield town centre only a short drive away. Green spaces, including the popular Queen's Park, are easily accessible, and several schools lie within the local area. Excellent transport links include proximity to Chesterfield Train Station and straightforward access to key commuter routes. This home is ideal for families or those looking to upsize. The front door opens into a welcoming hallway. To the left is the living room, featuring a bay window and flowing naturally into the dining room, a generous space with room for a family table and double doors opening onto the rear garden. The living room also provides access to the kitchen, fitted with wooden shaker-style cupboards, integrated appliances and further space for freestanding items. The kitchen leads into a practical utility area, offering additional appliance space and an external door to the rear garden. From the utility, a convenient downstairs WC can be accessed. Upstairs, the main bedroom is a spacious front-facing double with fitted wardrobes and its own en-suite, comprising a three-piece suite with shower cubicle, sink and WC. Bedroom two is another front-facing double also benefitting from fitted wardrobes. Bedrooms three and four overlook the rear garden. Bedroom three is a well-sized double with fitted wardrobes, while bedroom four is a generous single. The family bathroom features a part-tiled three-piece suite including a bath, sink and WC. Outside, the private and enclosed rear garden begins with a patio area ideal for seating, leading onto a low-maintenance lawn. To the front, a paved driveway provides off-road parking for multiple vehicles.





- Four Bedroom Detached Family House
- Well Located & Nearby Green Spaces
- Surrounding Schools & Transport Routes
- Bay Fronted Living Room
- Dining Room w/ Doors into Rear Garden

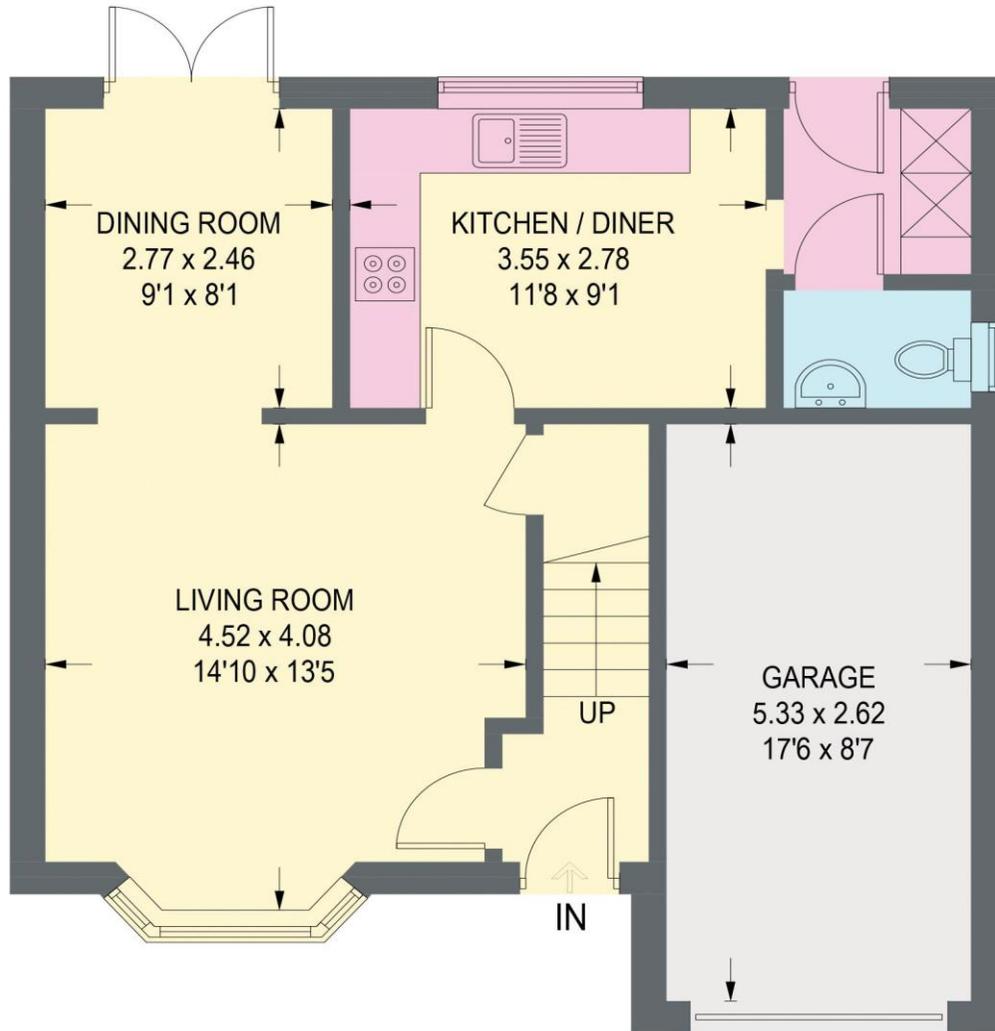
- Four Well Proportioned Bedrooms
- Ensuite & Family Bathroom
- Enclosed Low Maintenance Rear Garden & Patio
- Driveway Parking for Multiple Vehicles
- Council Tax Band D/EPC Rating C



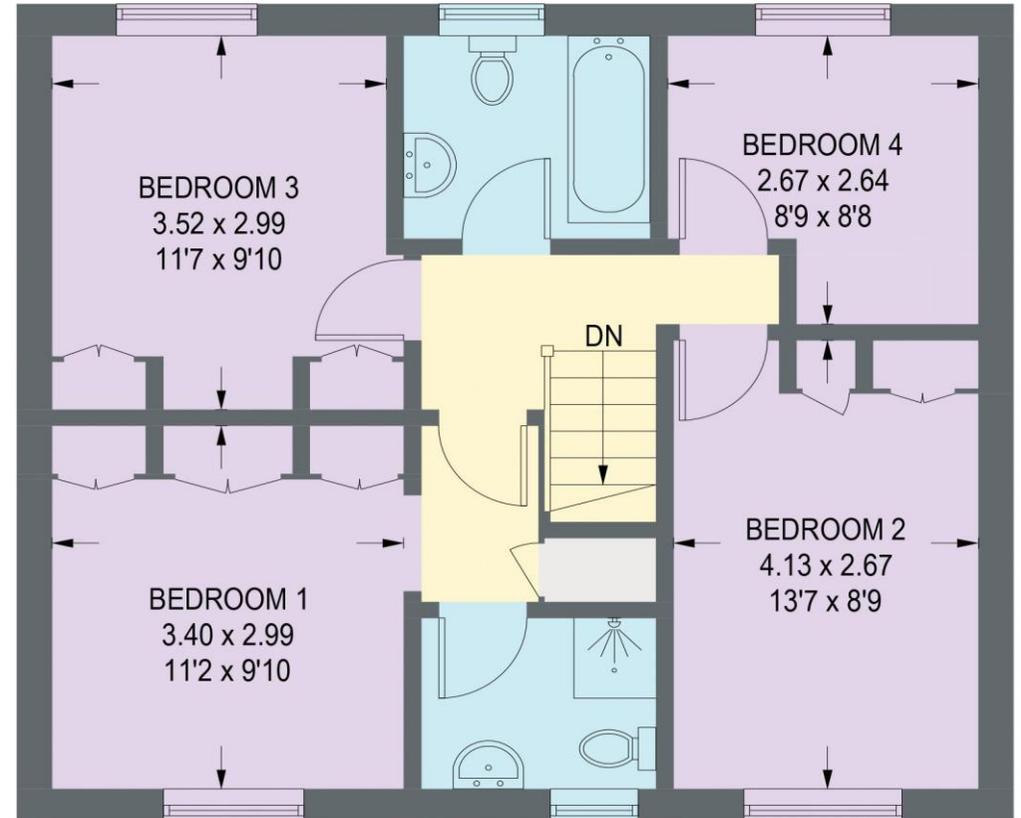


# 20 TREVORROW CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 111.8 SQ M / 1203.2 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
**57.5 SQ M / 618.4 SQ FT**



**FIRST FLOOR = 54.3 SQ M / 584.8 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1282440)



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