



## 4 Lutyens Court

Brookside, Chesterfield, S40 3BF

£675,000



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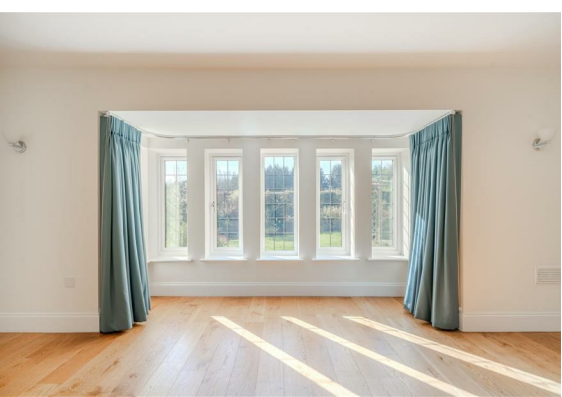
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An exclusive development of 5 individually designed detached home, situated in one of the most desirable postcodes in the region; Brookside, a leafy suburb on the edge of the Peak District National Park, locally renowned for its stunning surrounding countryside whilst being within walking distance of the vibrant Chatsworth Road, where you will find a selection of boutique shops, cafes, bars and restaurants. Number 4 enjoys a head of cul-de-sac position with a private and beautifully manicured south-facing garden.

Offering a spacious 2465 sqft (2728 sqft inc garage) of accommodation over 2 storeys, the property features a flexible layout with ample work-from-home space and fantastic family space. On entering the home you are met by a light and spacious central entrance hallway, there is 2 reception rooms including the formal dining room and a bay windowed lounge overlooking the garden filling the home with natural light. The modern dining kitchen has solid quartz worktops, integrated appliance and a separate utility room, the bedroom layout offers fantastic flexibility with a large room above the garage perfectly suited for annex accommodation or dedicated space to work from home or to run a business, with its own entrance.

The ground floor comprises; entrance foyer, central hallway with under-stairs storage, ground floor WC and shower room, modern dining kitchen with



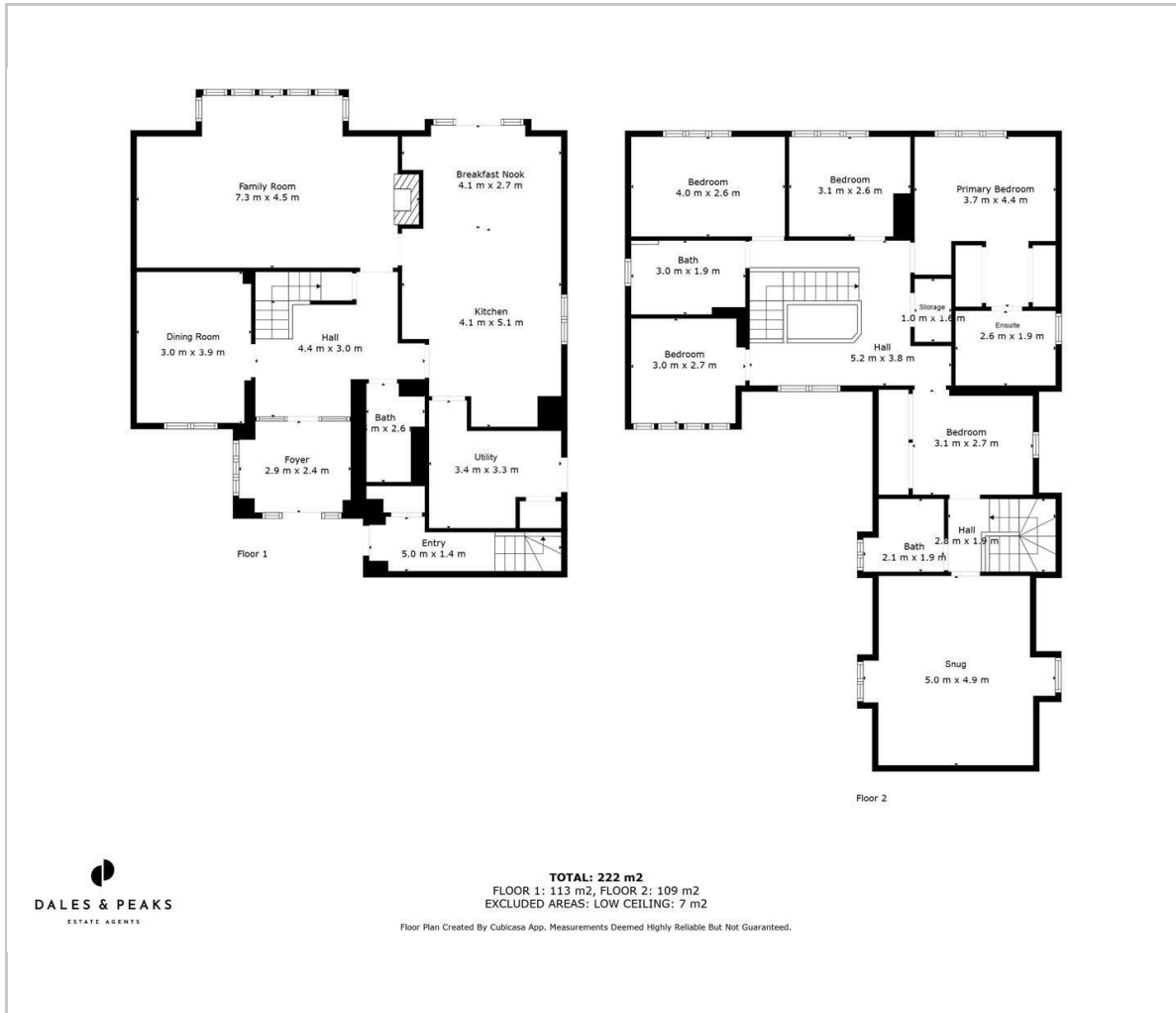


quartz worktops, integrated appliances and separate utility room with side access, bay-windowed family lounge with feature fireplace, formal dining room and an integral double garage with electric doors.

The first floor comprises; grand landing with picture window filling the first floor with light, 5 generously sized bedrooms with ample fitted storage including the master suite with dressing room, 2 bathrooms including the master en-suite. Above the garage is a flexible space which could be used for annex accommodation or designated work space, with its own entrance.

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## Floor Plan

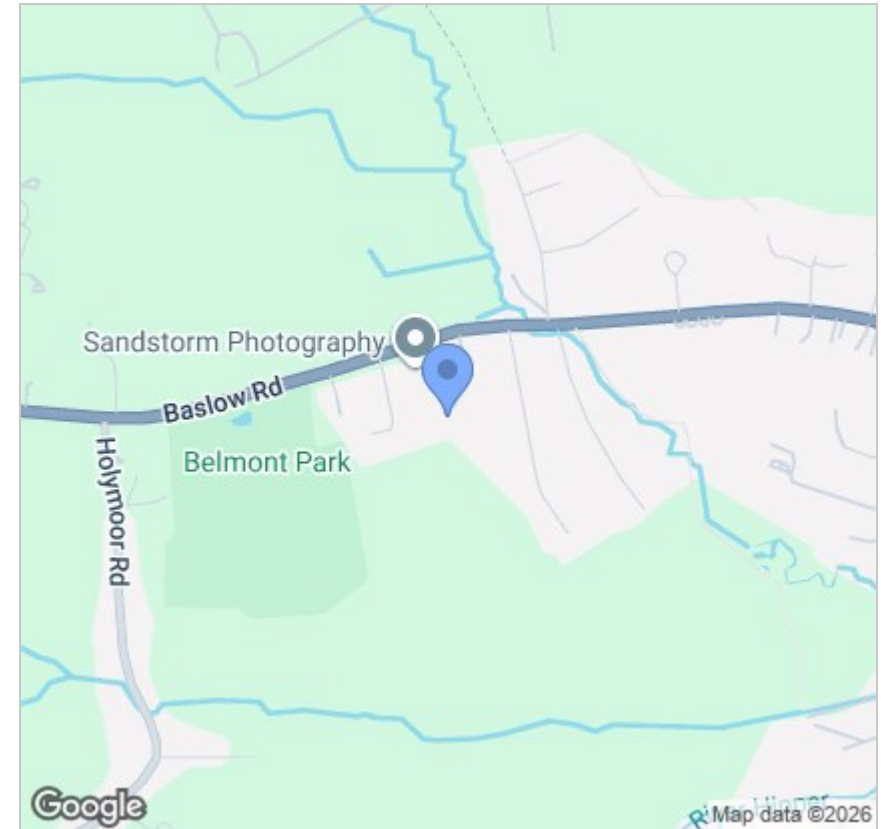


## Viewing

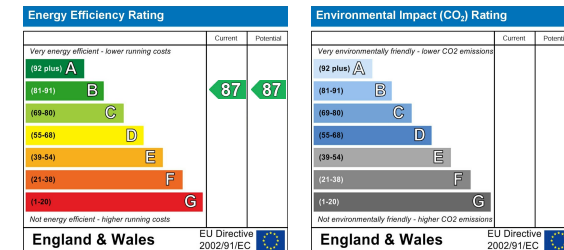
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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