



£465,000

Aspire Way, Staveley, Chesterfield,



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"A spacious and modern detached family home offering well-proportioned accommodation throughout. The property benefits from versatile living spaces, contemporary styling, and a practical layout well suited to modern family living. Externally, there is ample parking, a double garage, and generous overall accommodation"

Courtney, Valuer



## HOME SWEET HOME

*This attractive detached property comprises a study, dining room, lounge, open-plan kitchen, utility room, and bathroom to the ground floor.*

The first floor provides four bedrooms, a family bathroom, and two en-suite shower rooms. Externally, the property benefits from a double driveway and double garage, creating a spacious and well-balanced family home.



## ***A Versatile Family Home with the Potential to Break the Chain***

***This impressive four-bedroom detached home on Aspire Way, Staveley, combines flexible, well-planned living space with genuine energy efficiency credentials, all within easy reach of the M1. Built within the last year, the property also benefits from the remainder of its 9-year NHBC warranty, offering real peace of mind for its next owner.***

### **Ground Floor**

A welcoming entrance hall leads into a bright, dual-aspect lounge, where French doors open onto the rear garden, creating a light-filled space ideal for both relaxing and entertaining. The spacious open-plan kitchen/dining room is the heart of the home, featuring fitted appliances, ample storage and workspace, along with French doors that provide direct access to the garden.

A versatile additional reception room sits just off the kitchen, offering the flexibility to be used as a formal dining room, snug, second lounge or playroom to suit a variety of lifestyles. The ground floor also benefits from a dedicated home office, a separate utility room and a convenient downstairs WC.

### **First Floor**

The first floor offers four well-proportioned bedrooms, including an impressive principal bedroom complete with air conditioning, extensive fitted wardrobes and a stylish en-suite featuring both a bath and separate shower. The second bedroom also enjoys the convenience of its own en-suite shower room, while the remaining bedrooms are served by a modern four-piece family bathroom with both a bath and separate shower.

### **Energy Efficiency**

Designed with efficiency in mind, the property boasts nine owned solar panels and achieves an excellent EPC rating of A. This rare combination helps to reduce running costs while providing long-term energy savings.

### **Outside & Parking**

The generous rear garden provides an ideal space for outdoor entertaining, family life and relaxation, with French doors from both the lounge and kitchen/dining room creating a seamless connection between the indoor and outdoor spaces.

To the front, a driveway provides off-road parking for up to four vehicles and leads to a detached double garage. An electric vehicle charging point is also installed, making the home well-equipped for modern living.





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## Life in Staveley

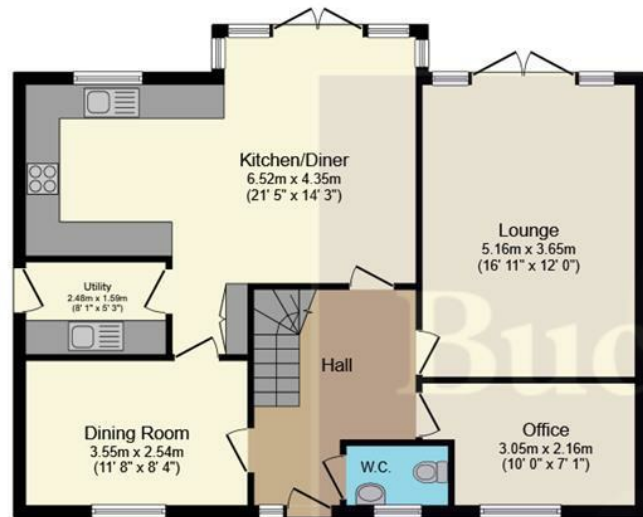
***Staveley is a popular and well-established village that offers residents the best of both worlds – a welcoming community atmosphere alongside excellent***

The village provides a selection of local shops, supermarkets, cafés, pubs, and essential services, ensuring everyday needs are easily catered for. A range of primary and secondary schools nearby also makes the area particularly appealing to families.

For those who enjoy the outdoors, Staveley is ideally positioned to take advantage of the surrounding Derbyshire countryside. The area is home to a variety of walking and cycling routes, green spaces, and nature reserves, providing plenty of opportunities for recreation and relaxation. Nearby parks and open countryside offer a scenic backdrop that enhances the village's appeal throughout the year.

Connectivity is another key benefit of living in Staveley. The village enjoys convenient access to major road networks including the M1, making commuting to Chesterfield, Sheffield, Nottingham, and other regional centres straightforward. Chesterfield town centre is just a short drive away, offering a wider range of shopping, dining, entertainment, and leisure facilities, while nearby rail connections provide further access across the region and beyond.

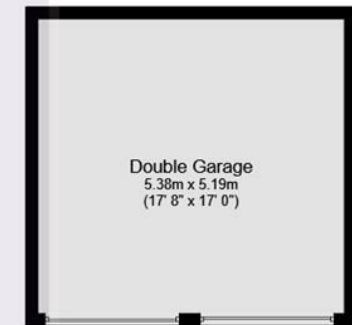




**Ground Floor**  
Floor area 82.5 sq.m. (888 sq.ft.)



**First Floor**  
Floor area 83.3 sq.m. (897 sq.ft.)



**Garage**  
Floor area 28.0 sq.m.  
(302 sq.ft.)

**Total floor area: 193.8 sq.m. (2,086 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Key Features

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Nine owned solar panels contributing to an excellent EPC rating of A

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Spacious principal bedroom featuring air conditioning and an en-suite with both a bath and separate shower

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Versatile additional reception room, ideal as a dining room, snug, playroom or second lounge

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Potential to break the chain for a smoother move

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Separate dining room

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Versatile home office/study

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Convenient utility room

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Modern four-piece family bathroom

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Built within the last year with the remainder of a 9-year NHBC warranty

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