





42 Hartfield Close

Hasland • Chesterfield • S41 0NU

Guide Price £260,000 to £270,000

A modern four-bedroom mid-townhouse, ideally situated in the popular area of Hasland. The location offers a wide range of everyday amenities and is particularly appealing for families, with well-regarded schools close by. Eastwood Park provides excellent green space and walking opportunities, while Chesterfield town centre is only a short distance away, offering a wider range of shopping, dining and leisure facilities. The property is also well positioned for commuters, with convenient access to Chesterfield train station, the M1 and major road networks. This home is ideal for young families looking to upsize and enjoy versatile accommodation across three floors. Presented in excellent condition throughout, the property is entered via a front porch, which leads into a welcoming and spacious hallway. The first room on the left is a versatile study, which could equally be used as a snug or playroom. To the right is a convenient ground floor WC, with the staircase rising to the upper floors. At the end of the hallway is the kitchen diner, fitted with modern shaker-style units, integrated appliances and additional space for freestanding appliances. The room also offers ample space for a family dining table, with French doors opening directly onto the rear garden. To the first floor, the living room is positioned at the front of the property and is a well-proportioned space featuring a contemporary media wall with fireplace. To the rear is bedroom two, a generous double room benefitting from fitted sliding wardrobes. This floor also includes a modern, fully tiled three-piece shower room fitted with a shower cubicle, sink and WC. The second floor accommodates three further bedrooms and the family bathroom. The principal bedroom is located at the front of the property and is a spacious double room with fitted sliding wardrobes. It also benefits from a private three-piece ensuite comprising a shower cubicle, sink and WC. Bedrooms three and four both overlook the rear garden and are well-proportioned single rooms. The landing provides useful storage, while the family bathroom is fitted with a modern, partially tiled three-piece suite, including a bath, sink and WC. Externally, the rear garden has been fully landscaped and designed for low-maintenance enjoyment. It begins with a patio area providing space for outdoor seating, leading up to a decking area and then a further raised decking section to the rear, creating an attractive tiered outdoor space. To the front of the property is a driveway providing off-road parking, along with access to a useful store room.



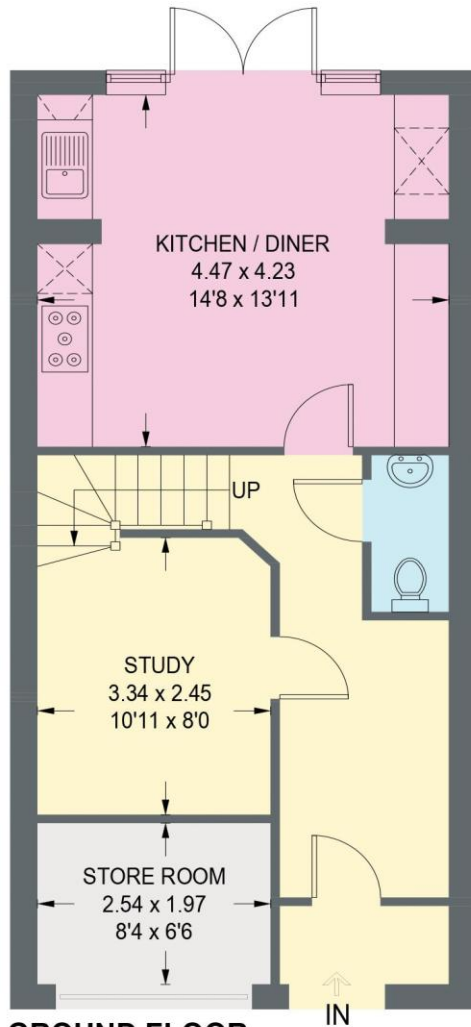


- Modern Four Bedroom Townhouse
- Modern Kitchen Diner w/ Integrated Appliances & Garden Access
- Ground Floor Study & WC
- Spacious Living Room w/ Media Wall
- Second Floor Double Bedroom & Shower Room
- Second Floor Principle Bedroom & Ensuite
- Two Further Single Bedrooms & Family Bathroom
- Landscaped Low Maintenance Tiered Garden
- Front Driveway & Store
- Council Tax Band C/EPC Rating C

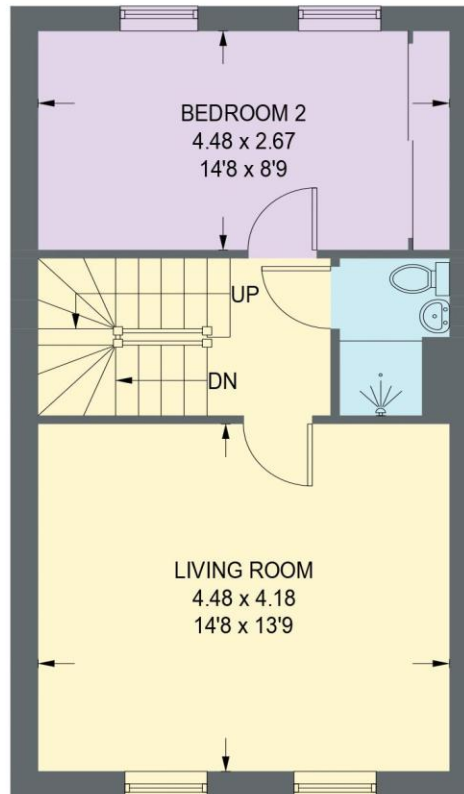


42 HARTFIELD CLOSE

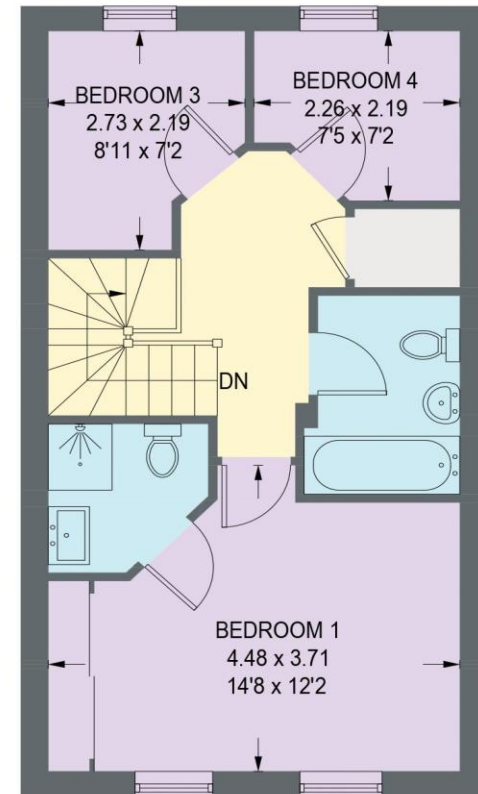
APPROXIMATE GROSS INTERNAL AREA = 128.4 SQ M / 1382.2 SQ FT



**GROUND FLOOR
(INCLUDING STORE ROOM)**
46.9 SQ M / 505.3 SQ FT



FIRST FLOOR
40.4 SQ M / 434.4 SQ FT



SECOND FLOOR
41.1 SQ M / 442.4 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1343019)



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