







## 4 Brambling Court

Hady • Chesterfield • S41 0ED

Guide Price £180,000 to £190,000

A no-chain, three-bedroom semi-detached home located in the well-regarded area of Hady, offering convenient access to Chesterfield town centre and within walking distance of the Royal Hospital. The property sits close to local amenities, benefits from excellent transport links, and is near the train station, with attractive countryside also within easy reach. An ideal opportunity for those seeking a project, as well as couples or families looking to create a home tailored to their needs. In need of modernisation, the property is entered via the side door into the hallway. To the front sits the bay-windowed living room, complete with a fireplace. The kitchen includes fitted appliances and shaker-style cupboards, with a rear door opening out to the garden and an additional door leading into the pantry. The hallway also provides a further door giving access to the rear of the property. Upstairs, the main double bedroom faces the front, alongside the second bedroom, which is a single. Bedroom three is another double room positioned at the rear and overlooking the garden. The bathroom is tiled and fitted with a bath and sink, with a separate WC. Externally, the rear garden offers excellent potential, featuring a lower patio area with a fountain and access to the detached garage at the front. Steps lead up to a generously sized, enclosed private garden with a summerhouse positioned at the far end. To the front of the property, there is a pebbled area and a driveway leading to the detached garage.



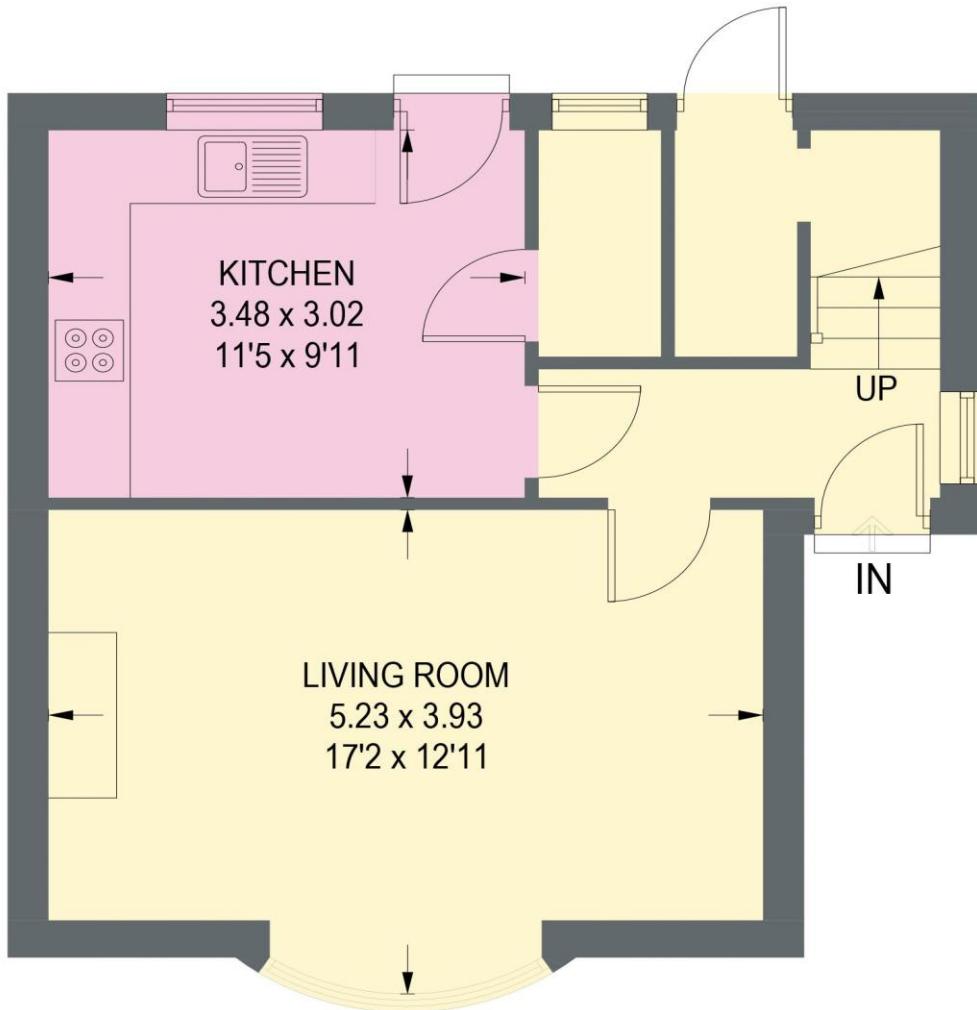


- No Upward Chain
- Three Bedroom Semi Detached House
- In Need of Modernisation Throughout
- Bay Windowed Living Room
- Kitchen w/ Shaker Style Cupboards
- Three Well Proportioned Bedrooms
- Bathroom & Separate WC
- Large Enclosed Rear Garden w/ Patio
- Driveway and Detached Garage
- Council Tax Band B

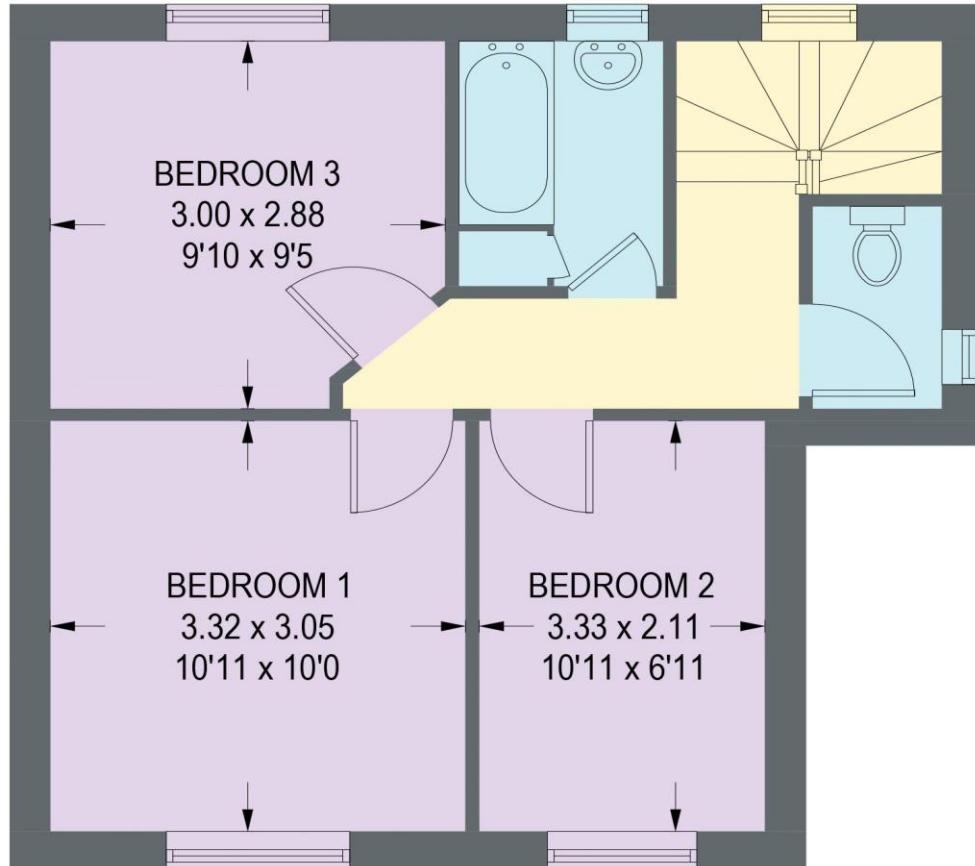


# 4 BRAMBLING COURT

APPROXIMATE GROSS INTERNAL AREA = 75.8 SQ M / 816.2 SQ FT



**GROUND FLOOR**  
**38.0 SQ M / 408.6 SQ FT**



**FIRST FLOOR**  
**37.9 SQ M / 407.7 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1273208)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**haus**

31 West Bars, Chesterfield, S40 1AG  
[chesterfield@haushomes.co.uk](mailto:chesterfield@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

01246 380 535