







## 5 Holmebank Close

Brockwell • Chesterfield • S40 4AU

£280,000

Welcome to this extended three-bedroom semi-detached home, situated on a quiet no-through road in the highly desirable area of Brockwell. The property enjoys a convenient location close to a range of local amenities, including shops, cafés, everyday services, and larger supermarkets, while Chesterfield town centre is also just a short distance away. The area is particularly popular with families due to its access to highly regarded schools and excellent transport links, including major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Outdoor enthusiasts will appreciate the proximity to Holmebrook Valley Park and Queen's Park, both offering attractive green spaces and walking routes, while the Peak District is within easy reach. This property presents an ideal home for couples and smaller families alike. The property is entered via a side entrance into a welcoming open hallway. To the right is the dining room, a front-facing reception room offering ample space for a family dining table. To the left is the modern kitchen, fitted with an L-shaped range of units, integrated appliances, and practical workspace, as well as space for freestanding appliances. Also accessed from the hallway is the living room, a well-proportioned reception space featuring a log burner and a useful storage cupboard. Sliding doors lead through to the conservatory, creating an additional bright and versatile reception room with double doors opening directly onto the rear garden. To the first floor are three bedrooms and the family bathroom. Bedroom one is positioned to the rear of the property, overlooking the garden, and is a particularly spacious double room. Bedrooms two and three are both located at the front of the property, with bedroom two being another well-proportioned double and bedroom three a single room, currently utilised as a dressing area. The family bathroom is part tiled and fitted with a three-piece suite comprising a bath, wash basin, and WC. Externally, the attractive rear garden has been designed for ease of maintenance. One side features a pebbled seating area, while the other provides space for planting and landscaping. To the front of the property is a driveway providing off-road parking for multiple vehicles, along with a further pebbled area. The property also benefits from an attached single garage, offering excellent storage or additional parking space.





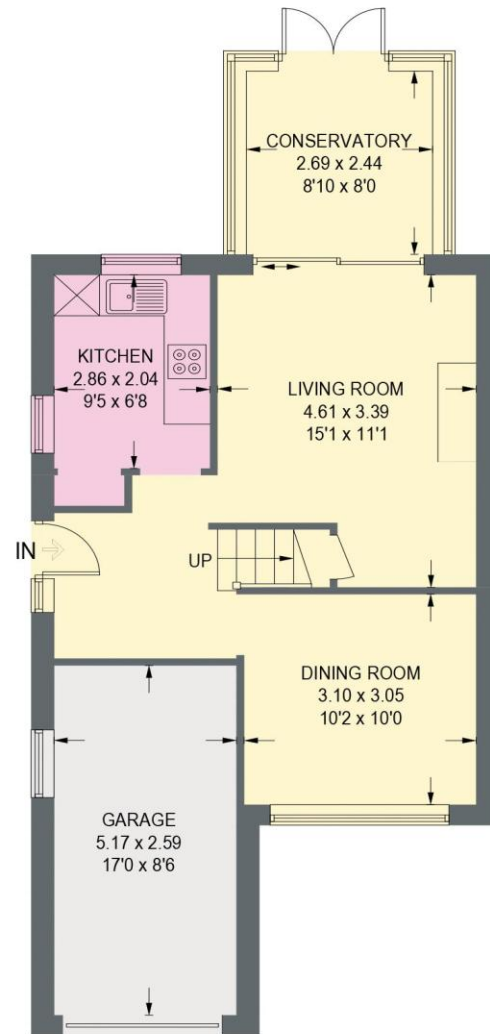
- Extended Three Bedroom Semi Detached House
- No-Through Road in Desirable Location
- Modern Kitchen w/ Fitted Cupboards & Appliances
- Spacious Living Room w/ Feature Log Burner
- Separate Dining Room & Conservatory

- Three Good Sized Bedrooms
- Part Tiled Three Piece Suite Bathroom
- Low Maintenance Rear Garden with Space for Seating
- Driveway Parking & Attached Garage
- Council Tax Band C

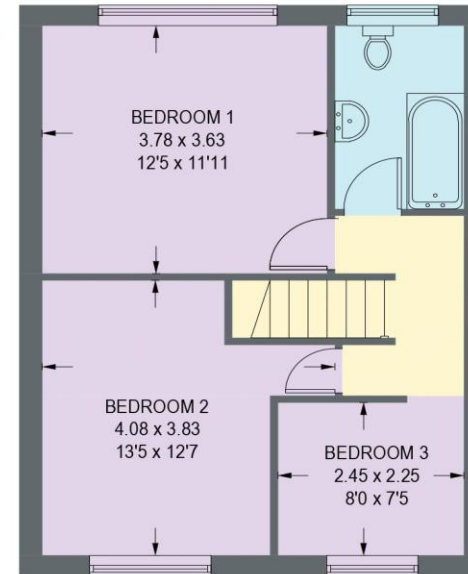


# 5 HOLMEBANK CLOSE

APPROXIMATE GROSS INTERNAL AREA = 101.9 SQ M / 1096.8 SQ FT



**GROUND FLOOR = 58.5 SQ M / 629.2 SQ FT  
(INCLUDING GARAGE)**



**FIRST FLOOR = 43.4 SQ M / 467.6 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1316412)



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