







35 Brookbank Avenue

Brockwell • Chesterfield • S40 4BA

Guide Price £300,000 to £325,000

Welcome to this heavily extended three-bedroom semi-detached home, situated in the popular and well-established area of Brockwell. The property benefits from both a substantial ground floor extension and a first-floor extension, creating spacious and versatile accommodation ideal for couples and small families. A wide range of local amenities, including shops, cafés, and everyday conveniences, are all within easy reach, while Chesterfield town centre is conveniently accessible. The area is well served by highly regarded schools and excellent transport links, including major road networks, access to the M1 motorway, and Chesterfield train station. For those who enjoy the outdoors, Holmebrook Valley Park and Queen's Park are both nearby, offering attractive green spaces, leisure facilities, and scenic walking routes. The property is entered via a welcoming hallway with stairs rising to the first floor. To the right is the spacious open-plan living room, a bright and inviting reception space featuring a bay window and a charming log burner as its focal point. A side door provides access to a useful storage area, while the room extends to the rear to create additional living space, ideal as a dining area, family room, or second sitting area. Double doors open into the impressive kitchen dining area, creating a sociable and spacious layout perfect for modern family living. The dining area is enhanced by decorative wall panelling and benefits from double doors opening directly onto the rear garden. The kitchen is fitted with a range of shaker-style units arranged in a practical U-shaped layout, incorporating integrated appliances alongside space for freestanding appliances. Also located on the ground floor is the family bathroom, accessed from the living room. The bathroom is part tiled and fitted with a three-piece suite comprising a corner bath with overhead shower, wash basin, and WC. To the first floor are three bedrooms and additional facilities. The principal bedroom is positioned at the front of the property and is a spacious double room featuring a bay window, decorative wall panelling, and the added convenience of its own WC and wash basin. Bedrooms two and three both overlook the rear garden. Bedroom two is currently utilised as a dressing room and is a long single bedroom, while bedroom three is another well-proportioned single room, offering flexibility as a child's bedroom, nursery, study, or home office. Externally, the rear garden has been attractively landscaped and provides an excellent outdoor space for relaxation and entertaining. A patio area extends from the property and continues along the side of the garden before leading to a further raised patio seating area. The central lawn is designed for ease of maintenance, while a substantial shed is positioned at the rear, offering excellent storage. To the front of the property is a decorative pebbled frontage and a driveway providing off-road parking for one vehicle.





- Heavily Extended Three Bedroom Semi Detached House
- Popular Location Close to Local Amenities
- Feature Bay Window & Log Burner in Living Room
- Extended Shaker Style Kitchen Diner

- Ground Floor Three Piece Suite Bathroom
- Principle Double Bedroom w/ Bay Window & WC
- Two Further Single Bedrooms
- Landscaped Rear Garden & Patio
- Front Driveway Parking
- Council Tax Band B/EPC Rating D

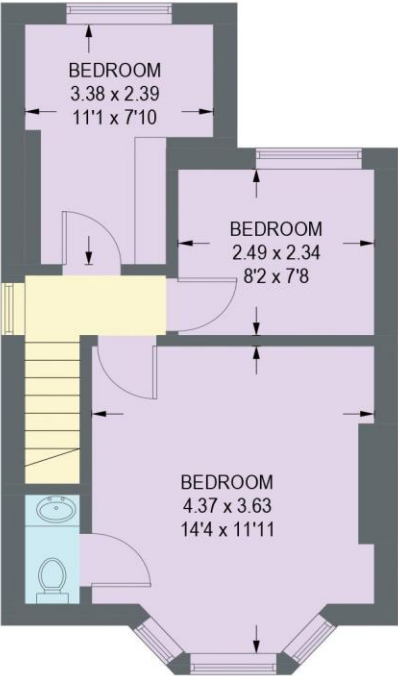


35 BROOKBANK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 84.3 SQ M / 907 SQ FT



GROUND FLOOR
50.8 SQ M / 547 SQ FT



FIRST FLOOR
33.5 SQ M / 360 SQ FT

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

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.



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