







## 5 Aviemore Close

New Whittington • Chesterfield • S43 2AY

Guide Price £375,000 to £385,000

A beautifully modernised four-bedroom detached home, positioned in the sought-after village of New Whittington and surrounded by scenic countryside. The location offers strong transport links with excellent access into both Sheffield and Chesterfield, along with a good range of local amenities and reputable schools, making it an ideal family home. Upon entering through the front door, you are welcomed into a bright hallway. The first room is a well-appointed study, perfect for a home office and complete with fitted storage units. This space also provides access to the utility room. From the hallway, you'll find the contemporary kitchen, fitted with modern cabinetry, integrated appliances and space for a freestanding fridge-freezer. A side door leads outside, and an internal door connects through to the separate dining room. The dining room features French doors out to the rear garden and double doors opening into the spacious living room, creating a superb family and entertaining space. A downstairs WC completes the ground floor. To the first floor are four bedrooms. The main bedroom faces the front of the property and includes fitted wardrobes, along with a modern, fully tiled en-suite shower room comprising a shower cubicle, toilet and sink. Bedrooms two, three and four all overlook the rear garden. Bedroom two is a double room with fitted sliding wardrobes, while bedrooms three and four are both well-proportioned singles, each offering useful storage space. The family bathroom is fully tiled and features a three-piece suite including a bath with overhead shower, sink and WC. The rear garden is thoughtfully tiered, beginning with a patio and storage area at the lower level, leading up to a lawn, and further ascending to an additional patio and a garden shed. To the front of the property, there is a lawned area and driveway parking.





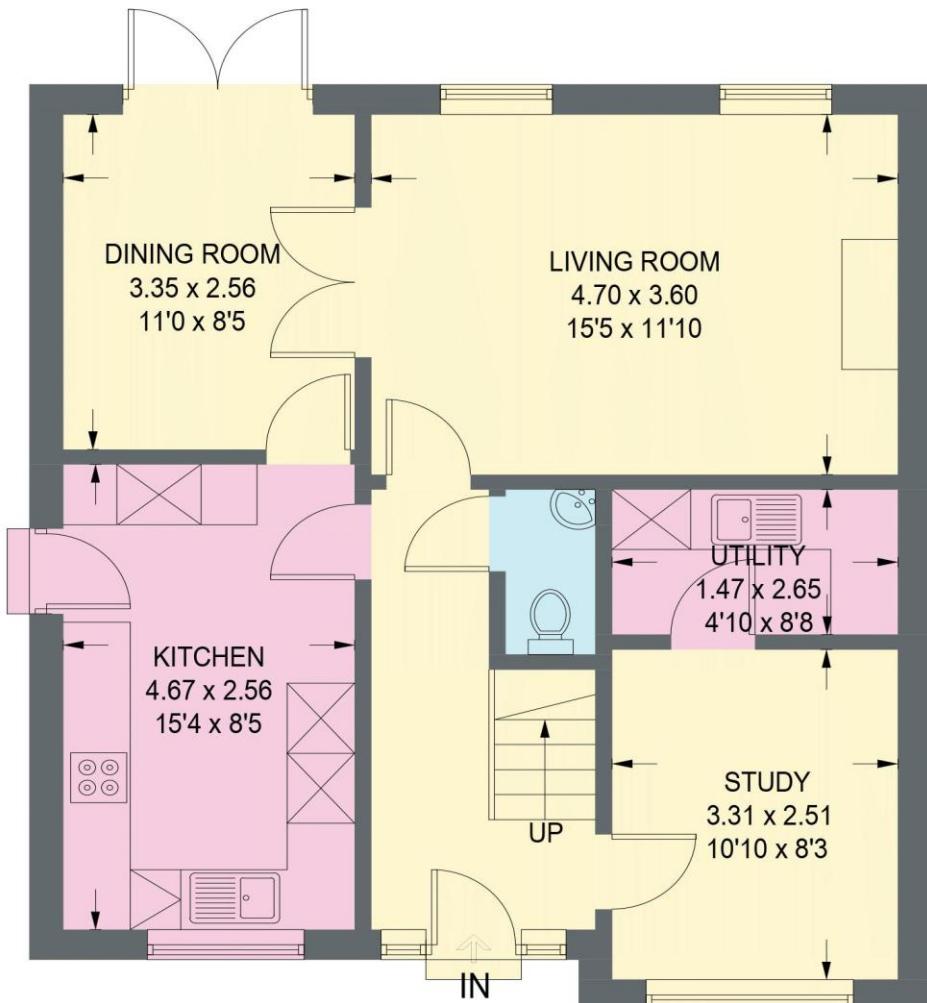
- Four Bedroom Detached Family House
- Fully Modernised Throughout
- Spacious Study Following to Utility
- Kitchen w/ Integrated Appliances
- Separate Dining Room Leading into Living Room
- Four Good Sized Bedrooms
- Fully Tiled Ensuite & Bathroom
- Tiered Rear Garden
- Driveway & Front Lawn
- Council Tax Band D/EPC Rating D



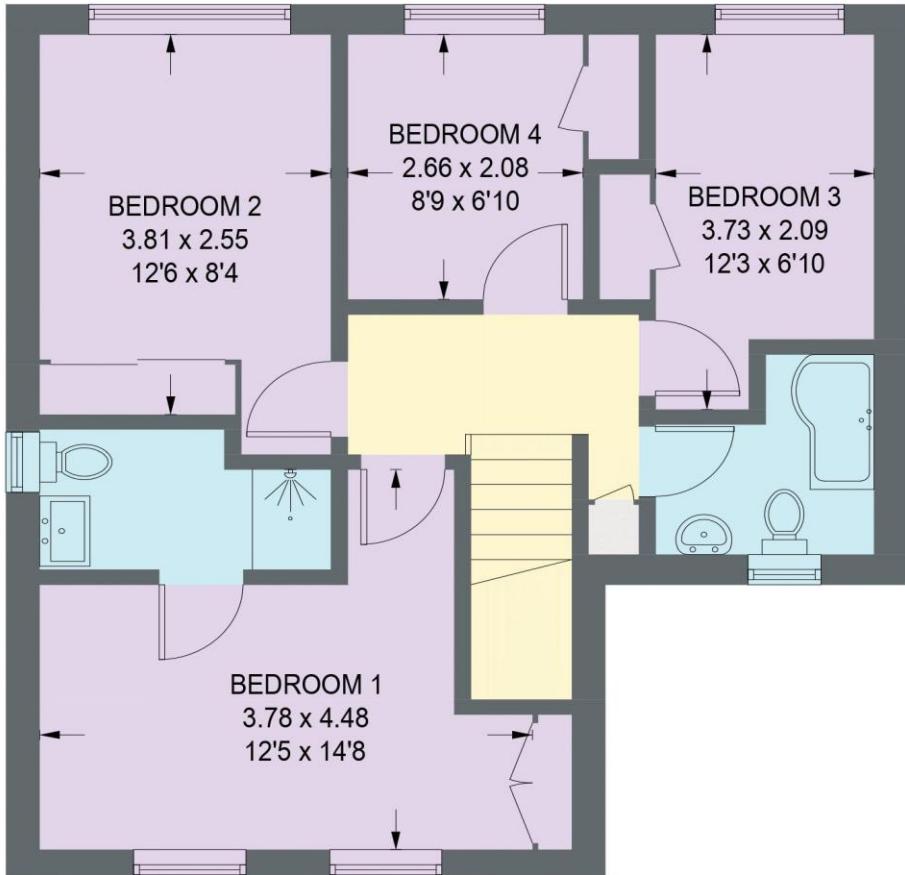


# 5 AVIEMORE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 112.2 SQ M / 1208.0 SQ FT



**GROUND FLOOR**  
**59.7 SQ M / 642.6 SQ FT**



**FIRST FLOOR**  
**52.5 SQ M / 565.4 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1272993)

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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