







37a John Street

Brimington • Chesterfield • S43 1ER

Guide Price £210,000 to £215,000

Welcome to this well-maintained and presented four-bedroom semi-detached family home, arranged over three floors and situated in the popular area of Brimington. The property enjoys excellent access to a wide range of everyday amenities, including local shops, cafés, supermarkets, and other convenient services, while Chesterfield town centre is just a short distance away. The area is particularly popular with families thanks to its highly regarded schools and excellent transport links, including convenient access to the M1 motorway, Chesterfield train station, and major road networks. For those who enjoy the outdoors, the Chesterfield Canal and Poolsbrook Country Park are both nearby, offering attractive green spaces, walking routes, and recreational opportunities. This property provides spacious and versatile accommodation, making it an ideal home for families and couples alike. The property is entered via a welcoming hallway, which benefits from useful storage and access to the staircase. Positioned to the rear of the property is the impressive kitchen diner, fitted with a modern range of gloss units incorporating integrated appliances and excellent storage. A central island provides additional workspace and informal seating, while the room offers ample space for dining and entertaining. French doors open directly onto the rear garden, creating a bright and sociable living space. The kitchen also provides access to a convenient ground floor WC. The first floor accommodates the main living space along with two bedrooms. The living room is a generous and comfortable reception room featuring a Juliet balcony overlooking the rear garden, allowing plenty of natural light into the room. Bedroom three is positioned at the front of the property and is a well-proportioned single room, while bedroom four overlooks the rear garden and is another versatile single bedroom, ideal for use as a nursery, study, or dressing room. To the second floor are two further bedrooms and the family bathroom. The principal bedroom is a spacious double room positioned at the front of the property, while bedroom two overlooks the rear garden and is another generous double bedroom. The family bathroom is part tiled and fitted with a three-piece suite comprising a corner bath with overhead shower, wash basin, and WC. Externally, the rear garden is generously sized and ideal for family enjoyment. A small patio area leads to steps rising onto a level lawned garden, which in turn leads to a further patio seating area at the rear, providing excellent space for outdoor entertaining and relaxation. To the front of the property, a driveway provides off-road parking via a car port, offering covered parking.





- Three Storey, Four Bedroom Semi Detached House
- Modern Kitchen Diner w/ Integrated Appliances & Island, Ground Floor WC
- First Floor Living Room w/ Juliet Balcony
- Two First Floor Single Bedrooms
- Two Second Floor Double Bedrooms

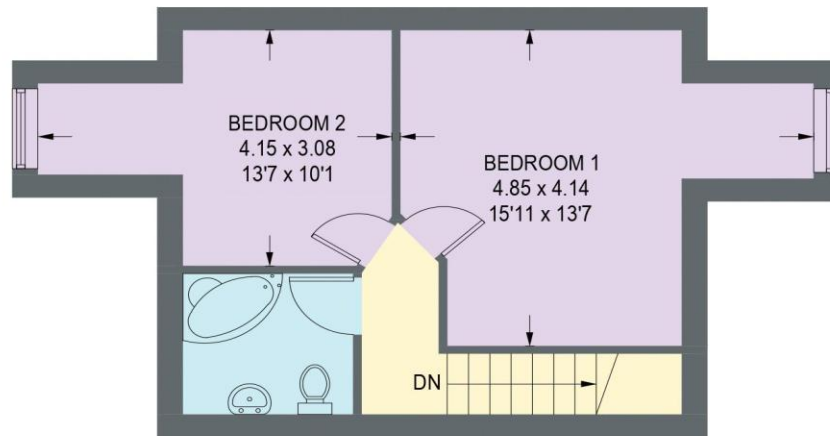
- Three Piece Suite Family Bathroom
- Generous Rear Garden & Patio
- Car Port Providing Off Street Parking
- Popular Location & Excellent Transport
- Council Tax Band B/EPC Rating C



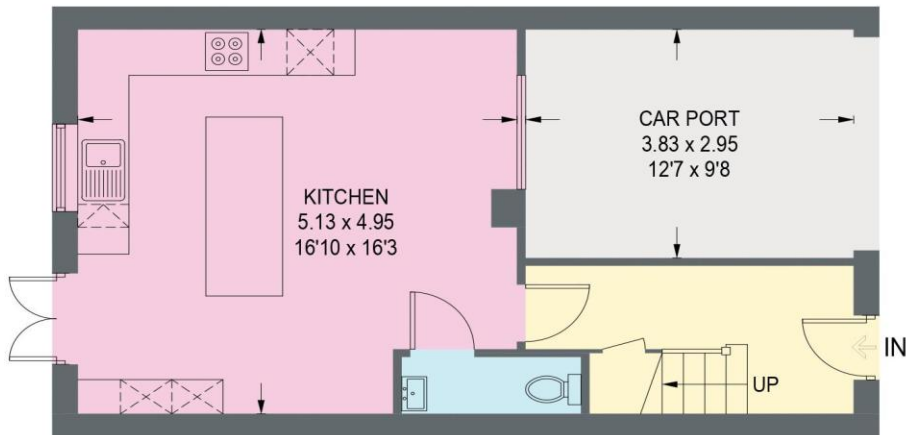


37A JOHN STREET

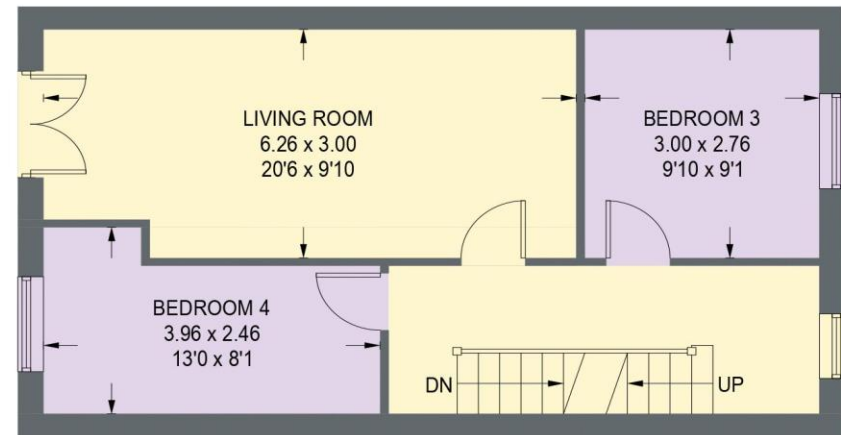
APPROXIMATE GROSS INTERNAL AREA = 127.7 SQ M / 1374.6 SQ FT



SECOND FLOOR = 34.4 SQ M / 370.2 SQ FT



GROUND FLOOR = 46.7 SQ M / 503 SQ FT



FIRST FLOOR = 46.6 SQ M / 501.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1327378)

