







## 45 Hawksley Avenue

Brockwell • Chesterfield • S40 4TJ

Guide Price £280,000 to £290,000

A beautifully renovated three-bedroom semi-detached home located in the popular Brockwell area. The property enjoys excellent access to a wide range of amenities including local shops, cafés and everyday services, while Chesterfield town centre is within comfortable walking distance. Reputable nearby schools within close proximity further enhance the appeal, along with superb transport links via local bus routes, main road connections into Chesterfield and the railway station positioned conveniently close for commuters. The area is also surrounded by green spaces, parks, walking routes and sporting facilities such as Queen's Park, making this an ideal home for couples and small families seeking a move-in-ready property. Having being fully refurbished to a high standard throughout, including a new roof, and re-rendered externally. The home is entered via a welcoming hallway which also benefits from built-in storage. Straight ahead is the impressive kitchen-diner, featuring a modern U-shaped layout with contemporary storage units, integrated appliances, a breakfast bar and a designated dining area with additional storage. Double doors open directly onto the rear garden, while an open brick fireplace adds character. From the dining area, sliding doors lead into the bay-windowed living room at the front of the home, complete with a brick fireplace housing a log burner, creating a cosy and inviting space. Upstairs, there are three bedrooms and the family bathroom. The main bedroom is a generous front-facing double, finished with a bay window and fitted wardrobes. The second bedroom is also a good-sized double overlooking the rear garden, while bedroom three is a single room at the front, ideal as a study or nursery. The fully tiled family bathroom features a modern four-piece suite including a bath, separate walk-in shower cubicle, sink and WC. The rear garden has been fully landscaped, beginning with a patio seating area leading onto an easy-to-maintain astroturf lawn, and finishing with an additional patio space at the far end. To the front, the property offers a newly paved driveway providing parking for multiple vehicles.



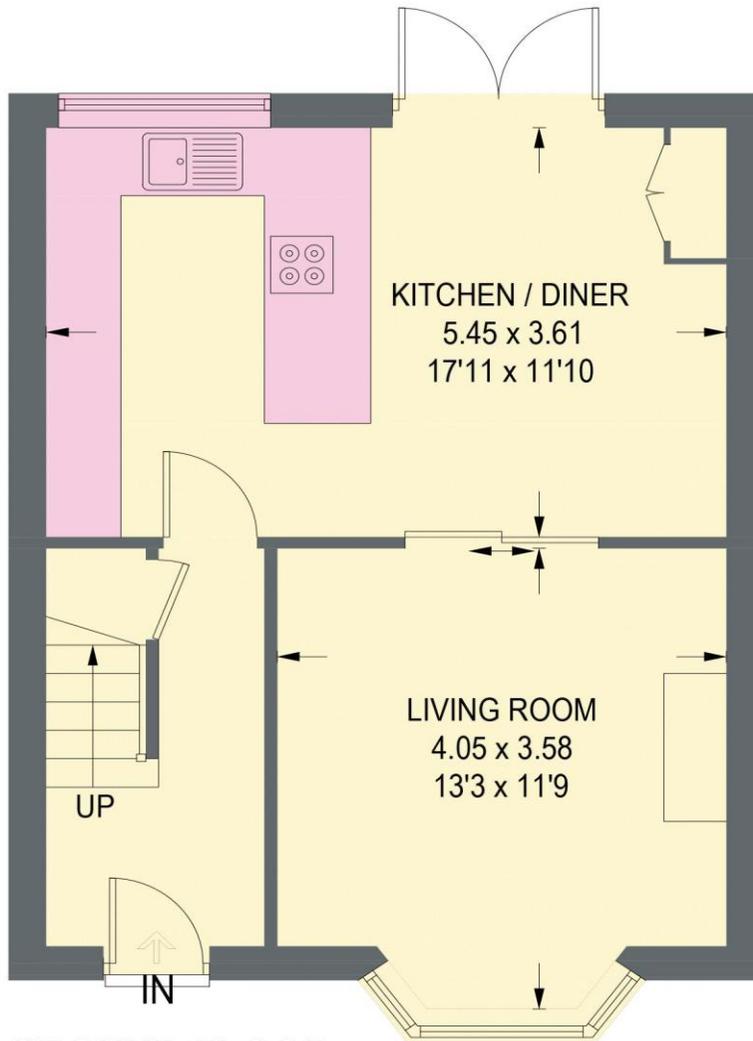


- Fully Modernised Three Bedroom Semi Detached House
- Short Drive to Town Centre w/ Nearby Green Spaces
- U Shaped Kitchen with Modern Fitted Cupboards & Integrated Appliances
- Dining Area w/ Double Door onto Rear Garden & Open Brick Fireplace
- Front Facing Bay Windowed Living Room with Log Burner
- Three Bedrooms - Two Doubles & One Single
- Fully Tiled Four Piece Suite Bathroom
- Enclosed Landscaped Rear Garden
- Newly Paved Driveway Parking for Multiple Vehicles
- Council Tax Band B/EPC Rating E

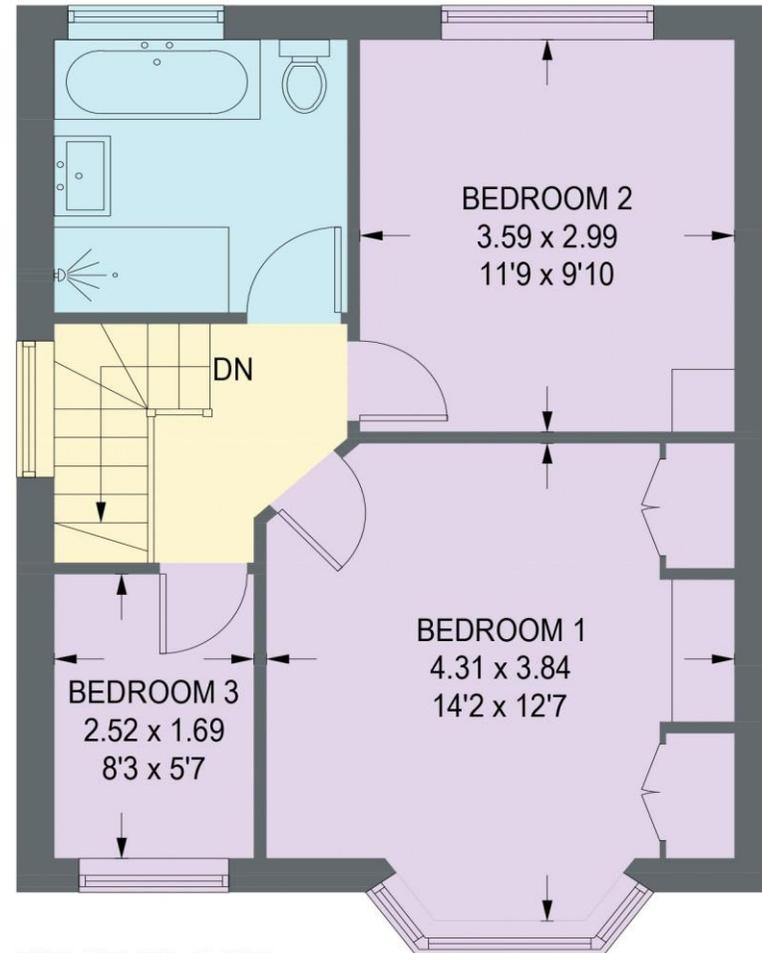


# 45 HAWKSLEY AVENUE

APPROXIMATE GROSS INTERNAL AREA = 78.0 SQ M / 839.9 SQ FT



**GROUND FLOOR**  
**38.8 SQ M / 417.2 SQ FT**



**FIRST FLOOR**  
**39.3 SQ M / 422.8 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1287455)



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