







12 Rosedale Avenue

Chesterfield • Derbyshire • S40 2UY

£325,000

Welcome to this spacious four-bedroom detached family home, ideally situated in a convenient Chesterfield location close to a wide range of local amenities. Chesterfield town centre is just a short distance away, offering an excellent selection of shops, restaurants, leisure facilities, and everyday services. The property is also well placed for highly regarded schools and benefits from superb transport links, including easy access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Nearby Queen's Park and Holmebrook Valley Park provide attractive green spaces, leisure opportunities, and scenic walking routes, while the Peak District is within easy reach. This property offers generous and versatile accommodation, making it an ideal home for growing families. The property is entered via a welcoming hallway with stairs rising to the first floor. To the right is the living room, a spacious reception room featuring a bay window and a fireplace, creating a bright and inviting living space. The room flows through to the dining room, which offers ample space for family dining and benefits from double doors opening directly onto the rear garden. The dining room leads into the kitchen, which is fitted with a modern range of shaker-style units and provides space for freestanding appliances. Beyond the kitchen is a useful utility area, offering additional space for appliances and benefitting from an external door providing access to the rear garden. The utility room also provides access to the conservatory, a bright and spacious additional reception room with double doors opening onto the garden, creating an excellent space for relaxing or entertaining. Also accessed from the kitchen is the converted garage, now utilised as an additional reception room with fitted cupboards, along with access to a convenient ground floor WC. To the first floor are four double bedrooms and the family bathroom, with the landing also benefiting from useful storage. Bedrooms one and three are positioned at the front of the property. The principal bedroom is a generous double room with fitted wardrobes and a modern fully tiled ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedroom three is another well-proportioned double room and also benefits from fitted wardrobes. Bedrooms two and four overlook the rear garden. Bedroom two is a spacious double room with fitted wardrobes, while bedroom four is a further double bedroom, providing excellent flexibility for family living. The family bathroom is fully tiled and fitted with a modern three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is private, enclosed, and well maintained. A patio seating area leads onto a lawned garden bordered by mature shrubs and planting. Steps rise to a further patio terrace, providing additional outdoor seating space, while a useful storage shed is positioned at the rear. To the front of the property is an attractive lawned garden and a spacious driveway providing off-road parking for multiple vehicles.





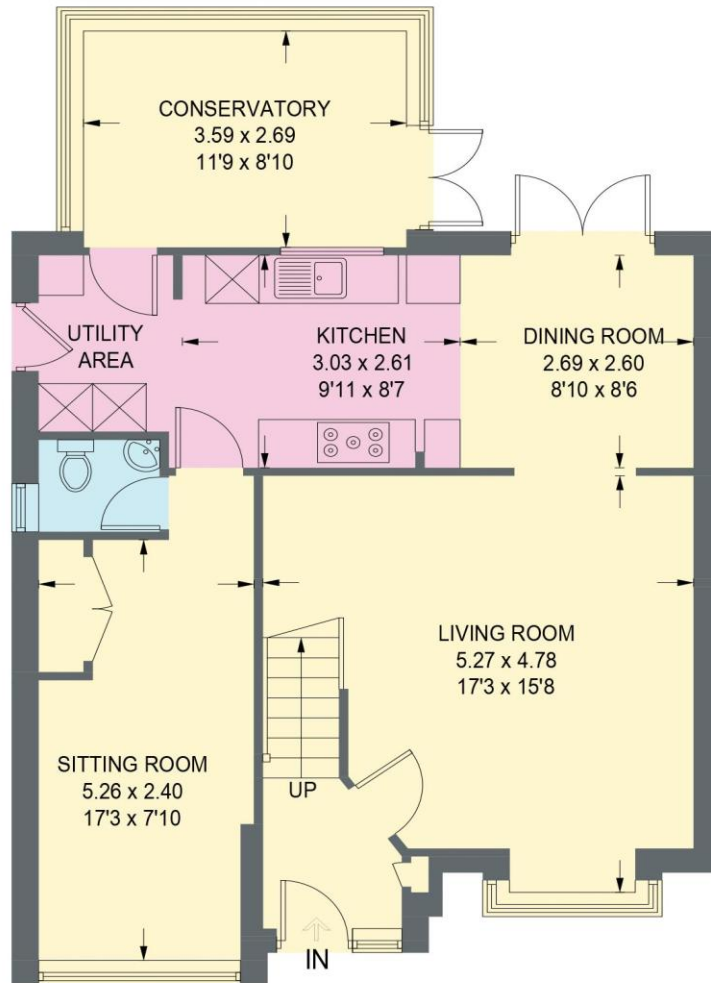
- Four Bedroom Detached Family House
- Ideal Chesterfield Location
- Spacious Living Room w/ Bay Window & Feature Fireplace
- Separate Dining Room w/ Double Doors into the Rear Garden
- Modern Shaker Style Kitchen & Separate Utility

- Additional Conservatory & Separate Reception Room
- Four Double Bedrooms, Modern Tiled Ensuite & Family Bathroom
- Private Enclosed Rear Garden w/ Patio & Decking
- Driveway Parking for Multiple Vehicles
- Council Tax Band C/EPC Rating C

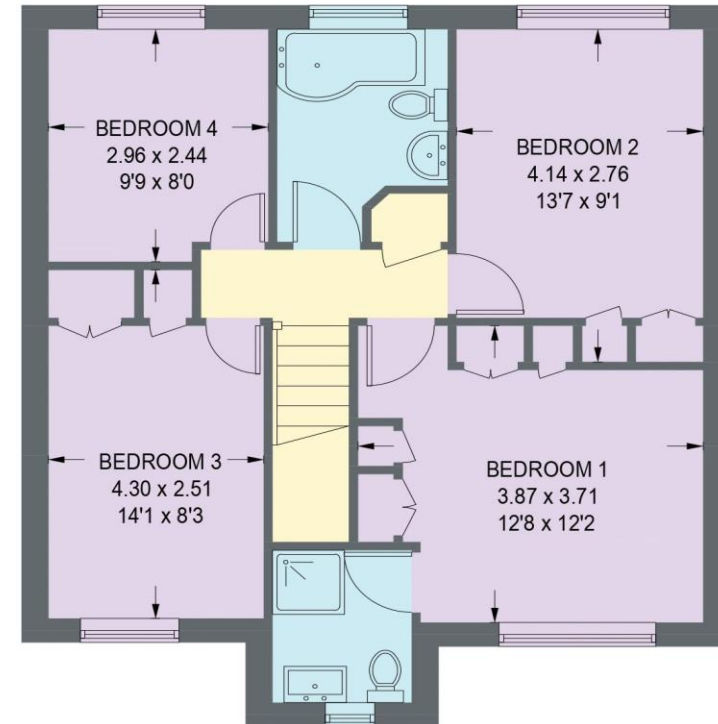


12 ROSEDALE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 124.9 SQ M / 1344.1 SQ FT



GROUND FLOOR
69.3 SQ M / 746.1 SQ FT



FIRST FLOOR
55.6 SQ M / 598.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1325368)



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