







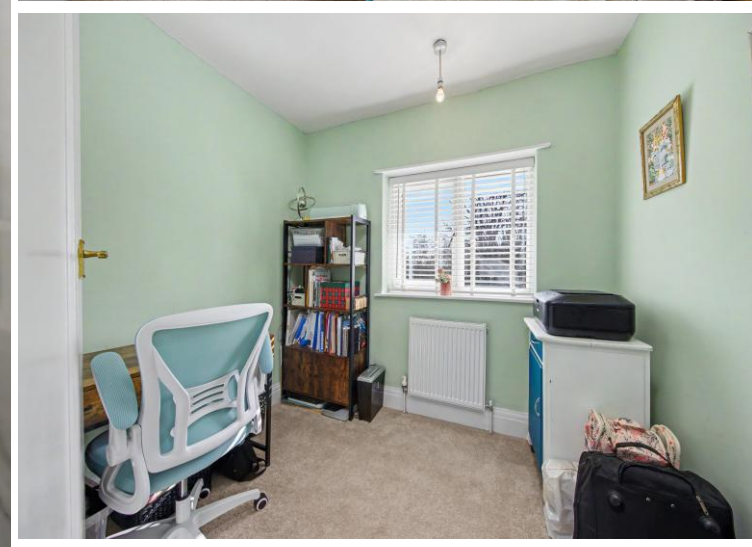
35 Greenbank Drive

Ashgate • Chesterfield • S40 4BS

£299,950

This well presented three bedroom semi-detached home is situated in the highly desirable area of Ashgate, one of Chesterfield's most sought-after residential locations. The property enjoys easy access to Chesterfield town centre, offering a wide range of shops, supermarkets, cafés, restaurants, and leisure facilities, with the popular Chatsworth Road close by providing further choices. Transport links are excellent, with regular bus services, convenient commuter routes, and easy access to the train station. The area is also well served by highly regarded local schools and surrounded by green spaces, parks, and walking routes, with the Peak District within easy reach. The home is ideally suited to couples and small families. The front side entrance opens into a porch, leading through to the main hallway. To the right is the bay-windowed living room, a spacious and bright space featuring a fireplace. Double doors open into the rear dining/garden room, a light-filled room with double doors opening directly onto the garden, along with an additional side rear door. This flows seamlessly into the modern kitchen, which is fitted with shaker-style cabinetry, integrated appliances, and space for freestanding items. To the first floor, the primary bedroom is a generously sized, front-facing double with a bay window. Bedroom two is another double, overlooking the rear, while bedroom three is a well-proportioned single room, ideal as a home office, also enjoying rear views. The family bathroom has been fully modernised and tiled, featuring a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the property benefits from a private, enclosed rear garden of generous size. The garden begins with a patio and decorative pebble area, leading through to mature shrubs and bushes, with a rear decking area for seating and an AstroTurf lawn. A detached garage is located within the garden also. To the front, the property offers a driveway providing parking for one vehicle.





- Well Presented Three Bedroom Semi Detached House
- Excellent Access to Chesterfield Town Centre
- Strong Transport Links & Well Regarded Schools
- Bay Windowed Living Room

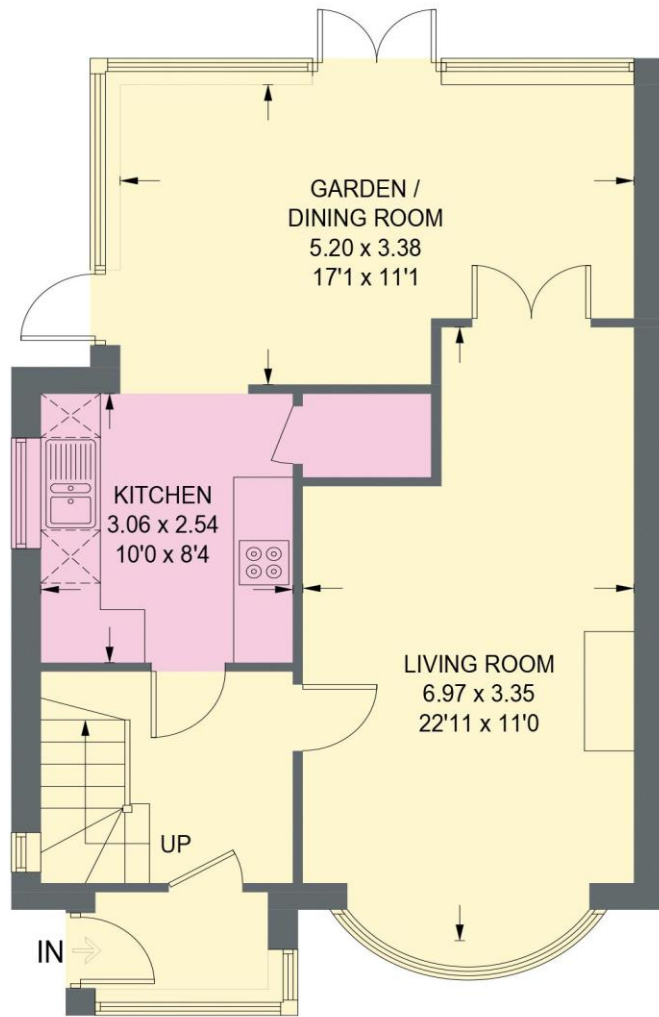
- Modern Shaker Style Kitchen
- Spacious Rear Garden/Dining Room
- Three Well Proportioned Bedrooms
- Modern Tiled Family Bathroom
- Private Rear Garden & Driveway Parking
- Council Tax Band B/EPC Rating D



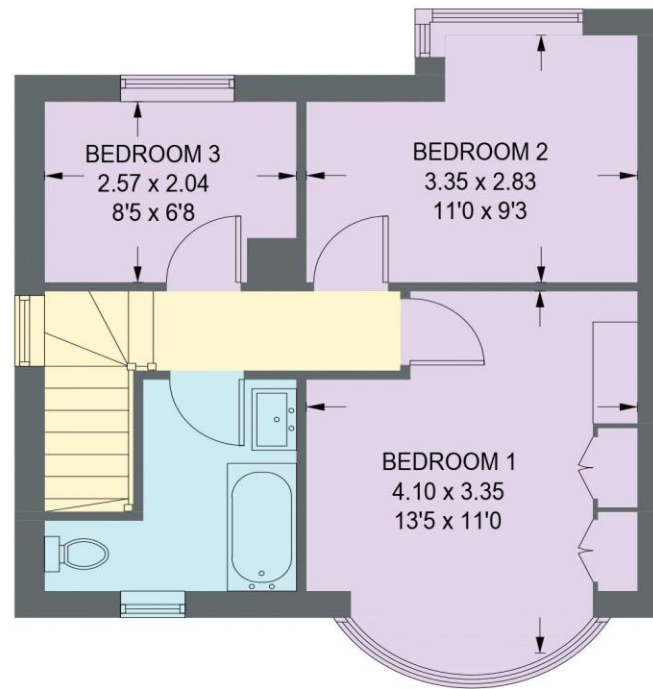


35 GREENBANK DRIVE

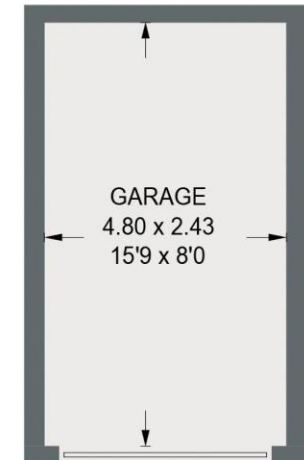
APPROXIMATE GROSS INTERNAL AREA = 109.0 SQ M / 1173.7 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR = 55.9 SQ M / 602 SQ FT



FIRST FLOOR = 34.7 SQ M / 373.9 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1291155)



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