







## 18 Springfield Avenue

Chesterfield • Derbyshire • S40 1DJ

£350,000

This beautifully extended three-bedroom semi-detached home has been fully renovated throughout, offering an impressive blend of modern living and traditional character. Situated in the highly regarded Brampton area, the property enjoys excellent access to Chesterfield town centre, Queen's Park, a range of local shops, well-regarded schools, and strong transport links, making it an ideal choice for families and professionals alike. A welcoming hallway leads into a stylish bay-windowed sitting room featuring a log burner, a perfect private retreat or an ideal home office. The hall also provides access to the elegant shaker-style kitchen, complete with integrated appliances, a useful storage room, and a door opening directly to the outside. The kitchen flows seamlessly into the impressive open-plan dining and living space. The dining area includes a built-in storage cupboard and a second log burner, opening through to a bright and spacious living area with sliding doors leading out to the rear garden. Upstairs, the property offers three well-proportioned bedrooms. Bedrooms two and three overlook the front of the home, with bedroom two providing generous double accommodation and fitted wardrobes, and bedroom three offering an excellent single room. Bedroom one is positioned at the rear and features fitted wardrobes, making it a comfortable double overlooking the garden. The beautifully appointed family bathroom includes a four-piece suite with bath, separate shower, wash hand basin, and WC. Outside, the rear garden provides a versatile and attractive space with a patio area, lawn, a further rear patio with a seating area, and a garden shed. To the front, the property benefits from a pebbled area, driveway parking, and gated access to a side port.



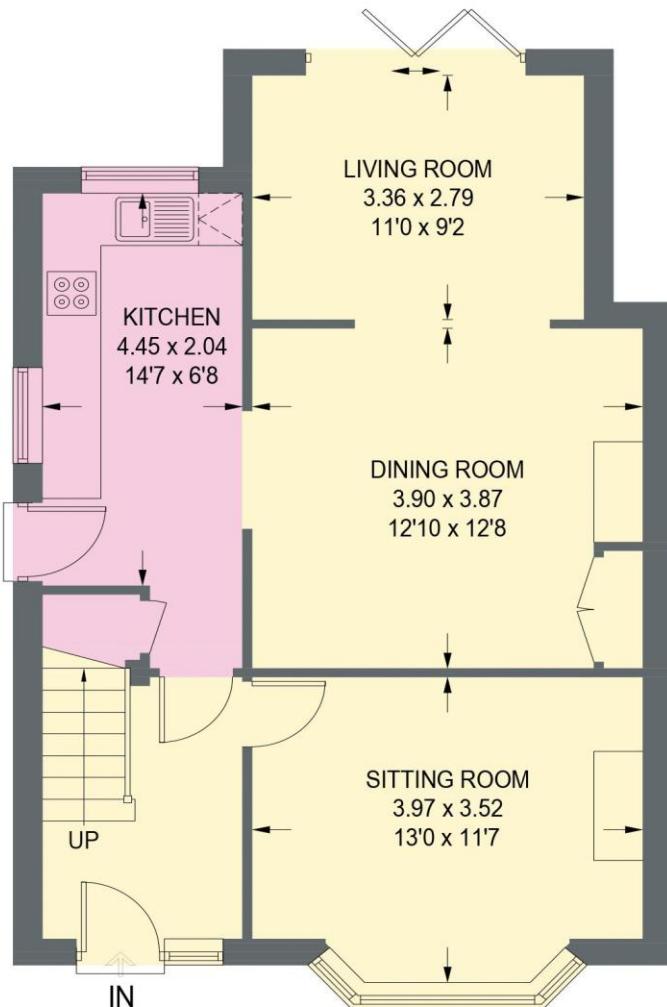


- Extended Three Bedroom Semi-Detached
- Fully Renovated Throughout
- Open Plan Kitchen-Dining Living Area
- Bay-Windowed Sitting Room w/ Log Burner
- Two Double Bedrooms w/ Fitted Wardrobes
- Modern Four Piece Fitted Bathroom
- Private & Enclosed Rear Garden w/ Patio & Lawned Areas
- Shaker Style Kitchen w/ Integrated Appliances
- Walking Distance To Chesterfield Town Centre & Chatsworth Road

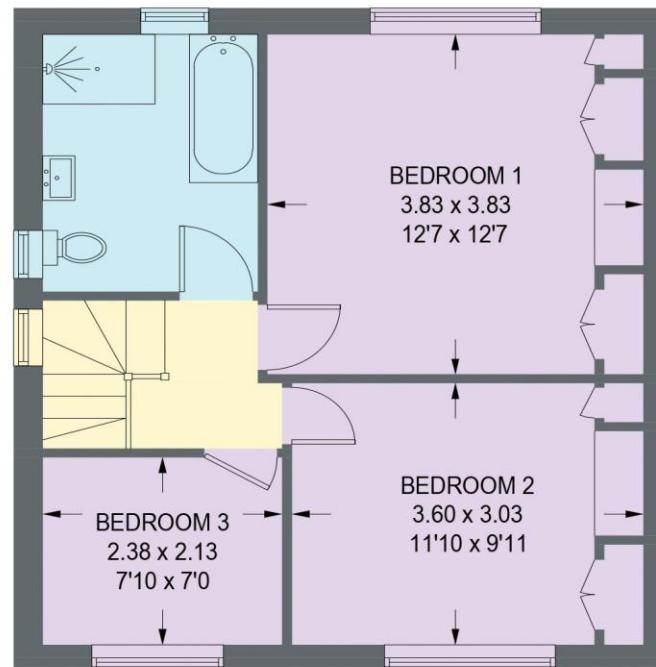


# 18 SPRINGFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.4 SQ M / 1048.7 SQ FT



**GROUND FLOOR**  
**55.4 SQ M / 596.9 SQ FT**



**FIRST FLOOR**  
**42.0 SQ M / 451.9 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1267961)

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.



**haus**

31 West Bars, Chesterfield, S40 1AG  
[chesterfield@haushomes.co.uk](mailto:chesterfield@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

01246 380 535