







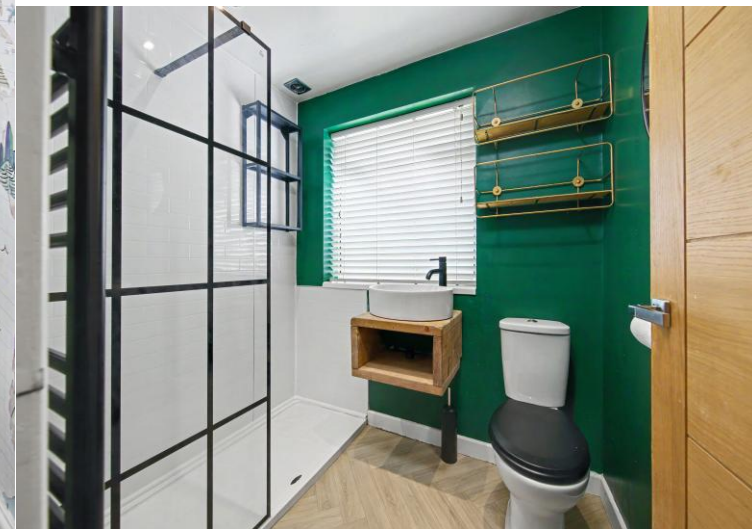
## 153 Brockwell Lane

Chesterfield • Derbyshire • S40 4EP

£275,000

Offered with no onward chain is this renovated and extended three-bedroom semi-detached home, located within the popular Brockwell area of Chesterfield. The property enjoys convenient access to a range of everyday amenities including local shops, cafés and services, while Chesterfield town centre is within easy reach providing further facilities. Transport links are excellent, with regular bus services, straightforward access to major road networks and Chesterfield train station easily accessible. Well-regarded local schools are nearby, as are green spaces and outdoor leisure opportunities such as Queen's Park and surrounding walking routes. The property would make an ideal home for couples or small families. Occupying a generous corner plot, the property is entered via the front door into a welcoming hallway. Turning right leads into the living room, a well-proportioned reception room featuring a character fireplace and attractive arch detailing. Straight ahead from the hallway is the kitchen, fitted with gloss units, integrated appliances, and space for additional freestanding appliances, along with a central island. The kitchen opens into the dining area, which provides space for seating and benefits from a small bay window. There are two internal doors from the kitchen area, one providing additional storage and the other leading into the side porch. From here, there is access to the outside, a convenient downstairs WC, a utility area, and a door into the integrated garage. The kitchen diner then opens into the conservatory, a generous and bright additional living space with double doors opening directly onto the rear garden. To the first floor, the principal bedroom is front facing and offers a great-sized layout, complete with modern wall panelling. The second double bedroom overlooks the rear garden and is also well proportioned. The third bedroom is a front-facing single, ideal for use as a home office or nursery. The shower room has been fully modernised and is fitted with a three-piece suite comprising a walk-in shower, wash basin and WC. Externally, the enclosed rear garden is of a good size and well presented. Leading from the conservatory is a patio seating area that continues around the side of the property, with several steps leading up to a lawned garden. To the front, the property benefits from a pebbled driveway providing parking for multiple vehicles, along with an integrated garage.





- Offered with No Upward Chain
- Modernised Throughout & Extended
- Generous Corner Plot
- Living Room w/ Feature Fireplace
- Kitchen Diner w/ Gloss United w/ Integrated

#### Appliances & Island

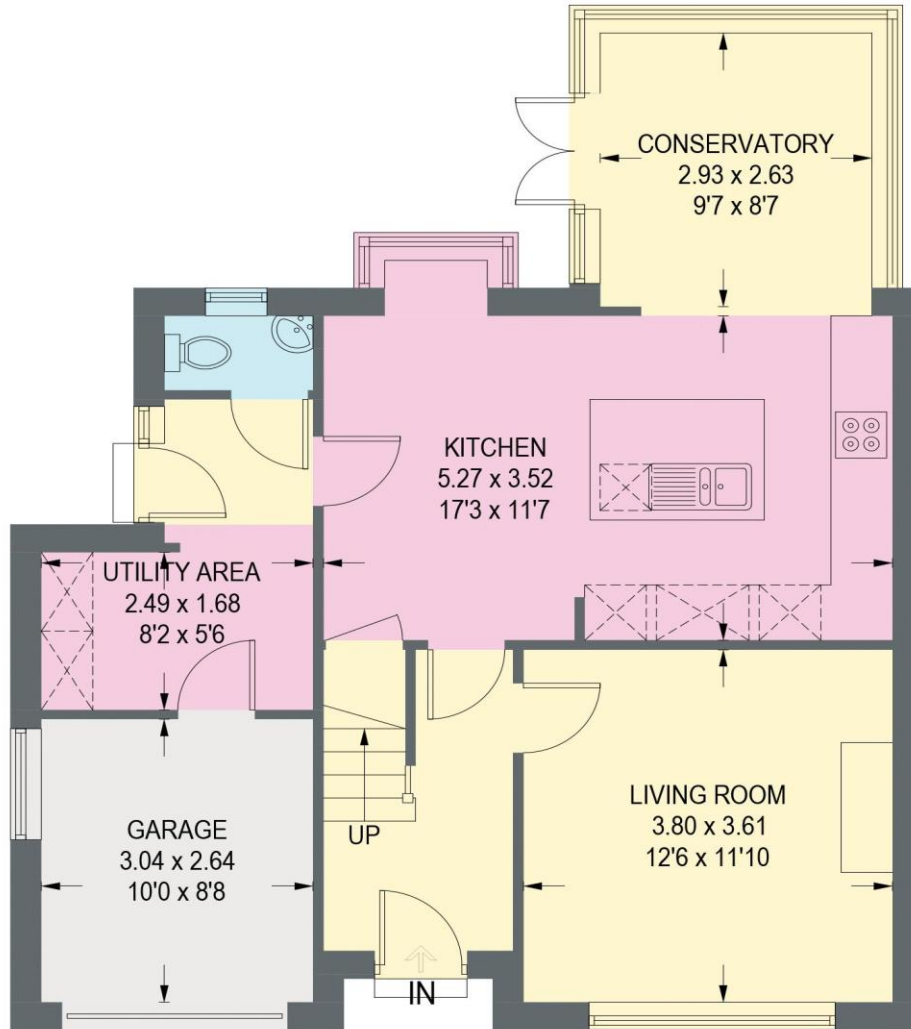
- Three Well Proportioned Bedrooms
- Fully Modernised Three Piece Suite Shower Room
- Well Presented Rear Garden & Patio
- Off Street Parking & Integrated Garage
- Council Tax Band B/EPC Rating D



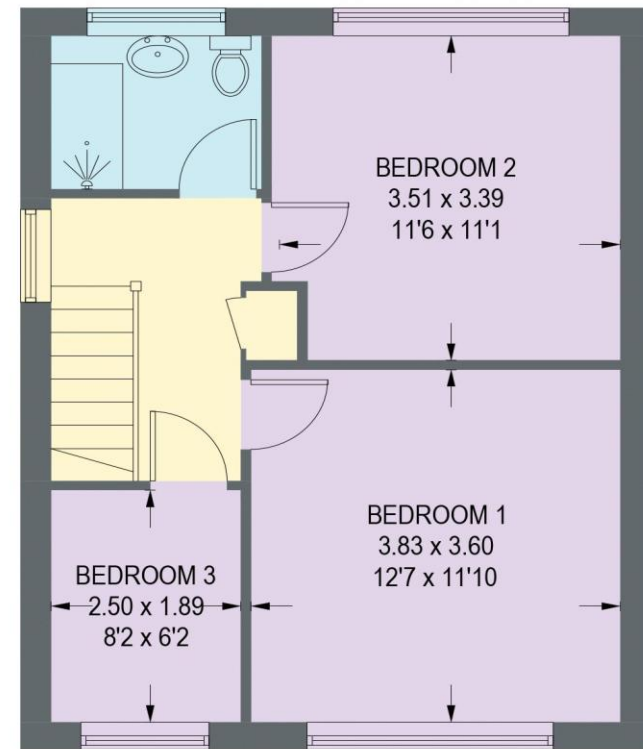


# 153 BROCKWELL LANE

APPROXIMATE GROSS INTERNAL AREA = 105.9 SQ M / 1139.6 SQ FT



**GROUND FLOOR**  
**64.6 SQ M / 695.1 SQ FT**



**FIRST FLOOR**  
**41.3 SQ M / 444.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1293417)



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