







58 Spire Heights

Chesterfield • Derbyshire • S40 4BF

£325,000

Welcome to this spacious four double-bedroom detached family home, offered to the market with no upward chain and arranged over three floors. Ideally situated close to Chesterfield town centre, the property benefits from excellent access to a wide range of shops, cafés, restaurants, leisure facilities, and everyday amenities. The location is particularly well suited to families, with highly regarded schools nearby, while excellent transport links include convenient access to Chesterfield train station, the M1 motorway, and major road networks. Queens Park is within easy reach, offering attractive green spaces and walking routes, while the Peak District is just a short drive away. This property provides generous and versatile accommodation, making it an ideal family home. The property is entered via a welcoming hallway, which benefits from useful storage and access to the staircase. To the right is the living room, a bright and spacious reception room overlooking the front and side of the property, allowing for an abundance of natural light and providing an excellent space for family living. Positioned to the left of the hallway is the kitchen diner. The kitchen is fitted with a modern range of U-shaped units incorporating integrated appliances and ample storage space. Alongside this is a generous dining area with room for a family dining table, while double doors open directly onto the side garden, creating a seamless connection between indoor and outdoor living. The first floor accommodates two of the four bedrooms and the family bathroom. Bedroom one is a spacious double room overlooking the front and side aspects and benefits from fitted wardrobes along with a private ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedroom four is another generous double room enjoying views over the front and side of the property. The family bathroom is part tiled and fitted with a three-piece suite comprising a bath, wash basin, and WC. The second floor provides two further double bedrooms and a shower room. Bedroom two is a spacious double room with fitted wardrobes and dual aspects to the front and side. Bedroom three is another well-proportioned double room and benefits from access to the Jack and Jill shower room, which is also accessible from the landing. The shower room is fitted with a three-piece suite comprising a shower cubicle, wash basin, and WC. A particular feature of this property is that all four bedrooms are genuine double rooms, providing flexible accommodation for growing families. Externally, the main garden is positioned to the side of the property and offers excellent potential for buyers to personalise. The garden begins with a patio area before extending onto a lawned section, creating an easy-to-maintain outdoor space. To the side of the property, a driveway provides off-road parking and leads to a single garage.





- Four Double Bedroom Detached Family House
- Three Storey Property - Offered With No Upward Chain
- Bright & Spacious Living Room
- Modern Kitchen Diner w/ Integrated Appliances
- Four Double Bedrooms Situated over Two

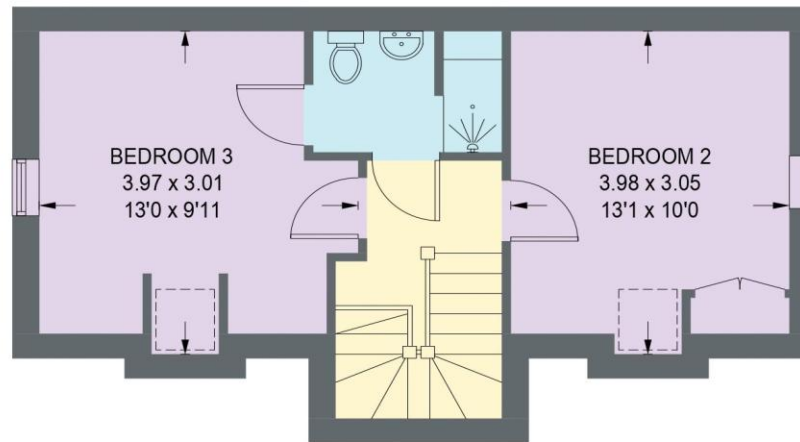
Floors

- Family Bathroom, Ensuite & Jack and Jill Shower Room
- Side Lawned Garden & Patio
- Driveway Parking & Single Garage
- Ideal Chesterfield Town Centre Location
- Council Tax Band D/EPC Rating C

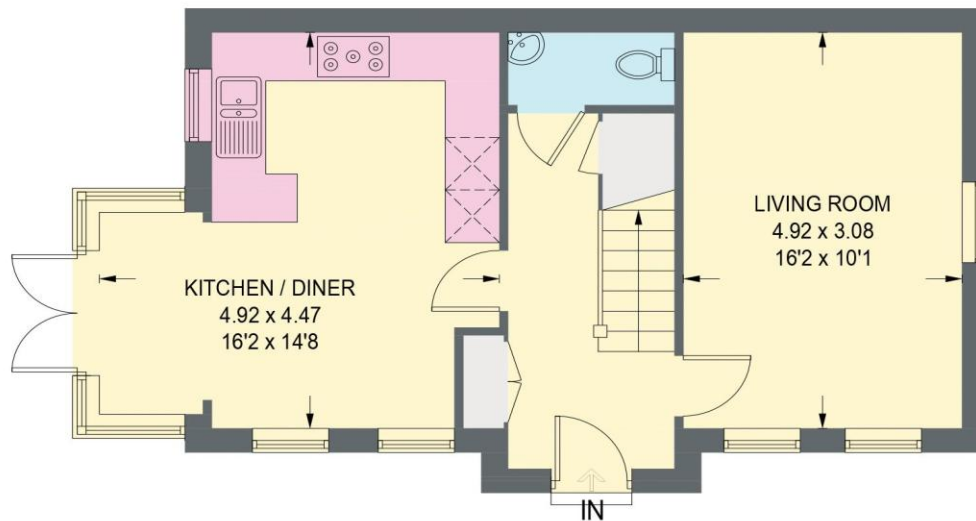


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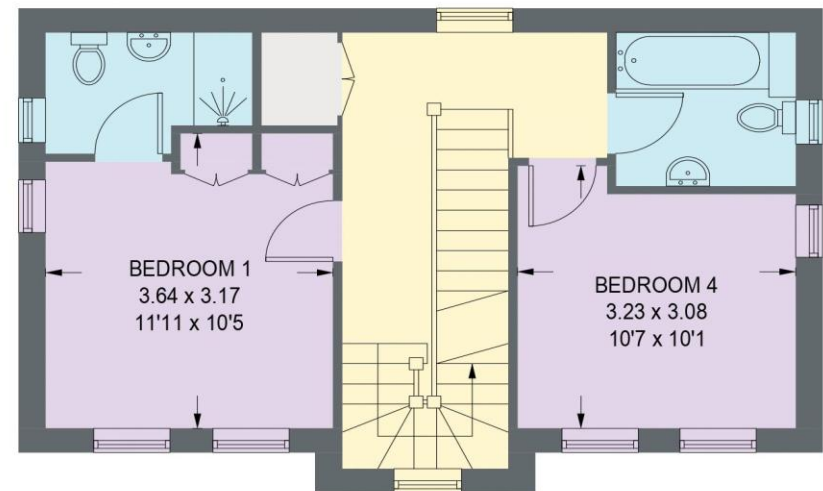
APPROXIMATE GROSS INTERNAL AREA = 119.5 SQ M / 1285.9 SQ FT



SECOND FLOOR = 33.3 SQ M / 358.2 SQ FT



GROUND FLOOR = 44.3 SQ M / 476.6 SQ FT



FIRST FLOOR = 41.9 SQ M / 451.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1323671)

