



**Albion Road, Chesterfield S40 1LJ**

**welcome to**

## **Albion Road, Chesterfield**

A spacious four-storey home offering two generous reception rooms, a large basement breakfast room, a well-arranged kitchen with utility, three double bedrooms plus a flexible fourth/storage room, and modern bathroom facilities across the levels. Full of character, versatility and everyday practical

### **Hall**

The hall offers an inviting first impression, drawing you into the home with a sense of warmth and flow. Its proportions make it a natural hub, guiding movement towards the lounge, dining room and the staircase down to the basement.

### **Dining Room**

The dining room mirrors the lounge in scale, offering a bright, sociable setting for meals and gatherings. It's a room that adapts easily, whether you prefer formal dining or a more relaxed, everyday feel.

### **Lounge**

The lounge is a generous, welcoming space — ideal for relaxed evenings, quiet moments, or family time. Its balanced layout allows for flexible furniture choices while maintaining a calm, homely atmosphere.

### **Bathroom**

The bathroom on this level is neatly positioned for convenience, serving both residents and guests without interrupting the flow of the main living spaces.

### **Stairs / Hall (basement)**

The basement stair hall creates a natural transition point, leading down to the lower-ground level. It feels purposeful and well-connected, offering access to the home's more flexible, functional spaces.

### **Utility**

The utility room provides essential practicality — ideal for laundry, storage and keeping the main living areas clutter-free.

### **Kitchen**

The kitchen is the working heart of the home, well-proportioned and naturally bright. Its layout supports efficient cooking while maintaining a welcoming, everyday feel.

### **Breakfast Room**

The breakfast room is a standout basement space — surprisingly spacious and full of character. Perfect for casual dining, hobbies, or even a second living area depending on lifestyle.

### **Stairs (first Floor)**

The main staircase rises gracefully to the first floor, drawing light upwards and creating a smooth transition to the bedroom level.

### **Bedroom One**

The first bedroom is a superb double — generous, balanced and ideal as the principal bedroom. Its proportions allow for a luxurious layout without compromising space.

### **Bedroom Three**

The third bedroom mirrors the scale of bedroom one, making it perfect as a second double, guest room or spacious home office.

### **Shower Room**

The shower room adds modern convenience to the first floor, serving the bedrooms with ease.

### **Stairs ( Second Floor)**

The upper staircase leads to the top floor, where the home's more private or adaptable rooms are tucked away.





### **Bedroom Two**

The second bedroom offers a peaceful, tucked-away retreat — ideal for older children, guests or anyone wanting extra privacy.

### **Bedroom Four / Storage**

The fourth bedroom/storage room completes the top floor. A flexible space that can serve as a bedroom, study, dressing room or simply valuable storage.

### **Rear Garden**

The rear garden is a lovely outdoor retreat with room for seating, planting and entertaining.



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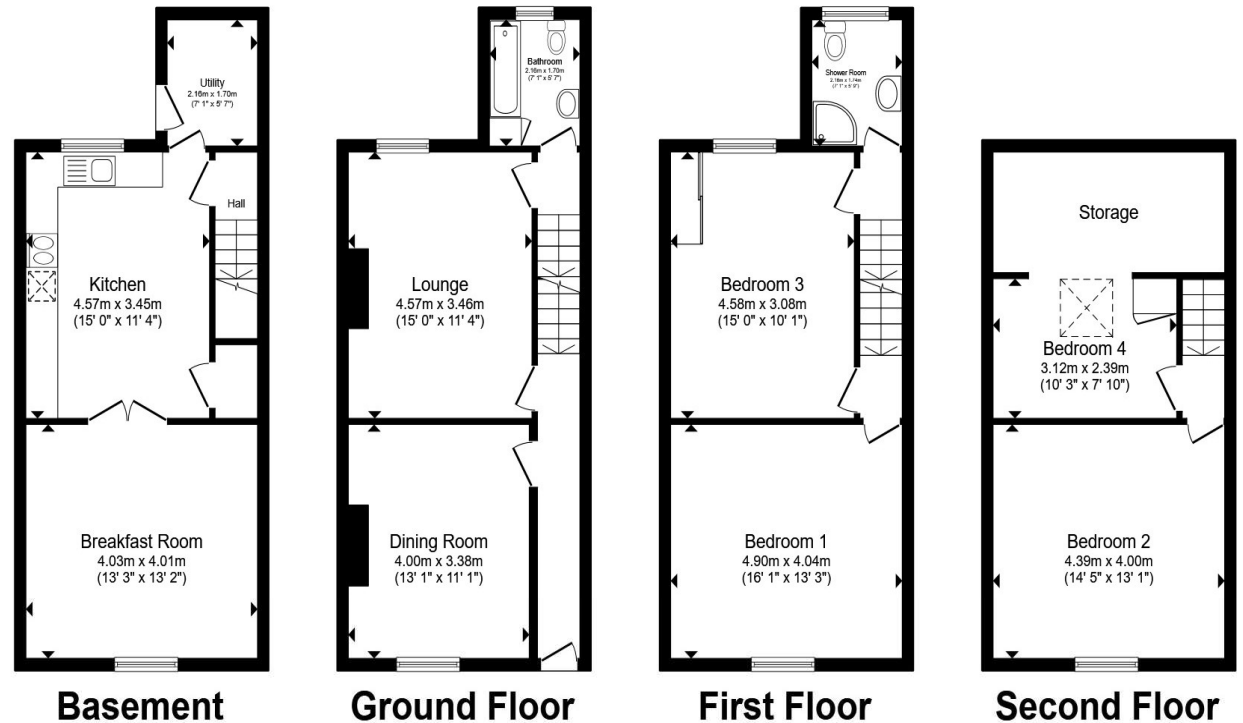
## Albion Road, Chesterfield

- Council Tax Band - B
- Four Storeys
- Large Basement Breakfast Room
- Well-Proportioned Kitchen + Utility
- Three Double Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£220,000**



Total floor area 162.6 m<sup>2</sup> (1,750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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