







## 2 Easedale Close

Linacre Woods • Chesterfield • S40 4XP

£230,000

Welcome to this well-presented three-bedroom semi-detached home, occupying a desirable corner plot position in the popular Linacre Woods area. The property enjoys close proximity to Linacre Reservoir, offering excellent walking routes and scenic surroundings. Nearby Brampton provides access to the vibrant Chatsworth Road, renowned for its range of independent shops, cafés, restaurants, pubs, and everyday amenities. Supermarkets are also within easy reach, while Chesterfield town centre is just a short drive away. The area is well served by highly regarded schools and benefits from excellent transport links, including convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Holmebrook Valley Park and Queen's Park are both nearby, while the Peak District is easily accessible. This property makes an ideal first home for couples, small families, or those looking to enjoy a well-connected yet green setting. The property is entered via a side entrance into a useful porch area, which also provides storage. From here, the accommodation opens into the living room, a well-proportioned dual-aspect space overlooking both the front and rear of the property. The room features an open staircase and a fireplace, creating a welcoming focal point. A door from the living room leads into the kitchen diner. The kitchen is fitted in an L-shaped layout and provides space for freestanding appliances, along with ample room for a family dining table. The kitchen then opens into a separate utility room, offering additional space for appliances and benefiting from an external door leading out to the rear garden. To the first floor are three bedrooms and the family bathroom. Bedrooms one and two are positioned at the front of the property and are both generously sized doubles, benefitting from fitted wardrobes. Bedroom three overlooks the rear garden and is a single room, ideal for use as a child's bedroom, study, or home office. The bathroom is fully tiled and fitted with a white three-piece suite comprising a bath, wash basin, and WC. Externally, the rear garden is enclosed and well maintained, beginning with a patio area and steps leading up to a lawned garden bordered by mature trees. The garden also benefits from access to the detached garage via a rear door. The detached garage is positioned to the rear of the property and is complemented by off-road parking directly in front. To the front, the property enjoys a lawned garden with mature trees and shrubs, enhancing its attractive corner plot setting.





- Three Bedroom Semi Detached House - Corner Plot
- Sought After Location & Excellent Transport Links
- Dual-Aspect Living Room with Fireplace
- L Shaped Kitchen Diner w/ Separate Utility Room

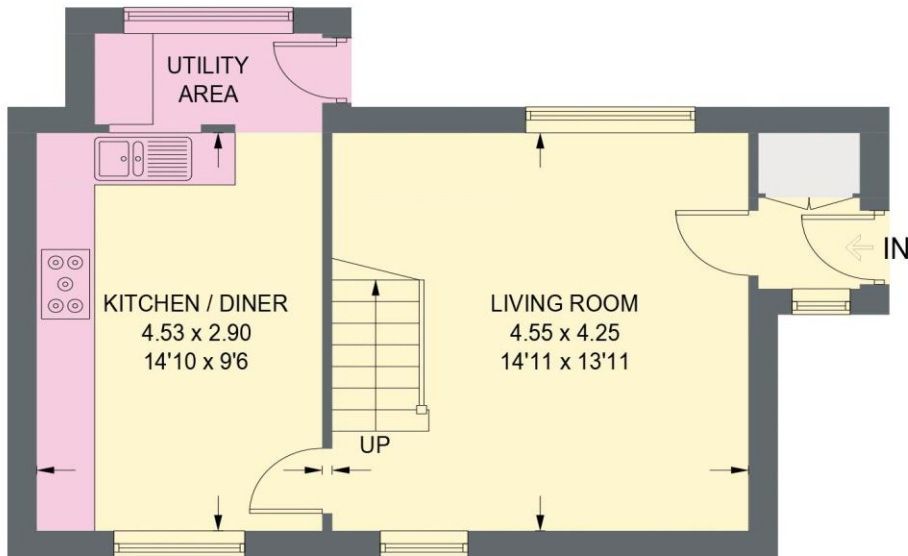
- Two Double Bedrooms w/ Fitted Wardrobes
- Third Single Versatile Bedroom
- Tiled Three Piece Suite Bathroom
- Enclosed Rear Garden w/ Patio & Lawn
- Rear Detached Garage & Drive
- Council Tax Band B/EPC Rating C



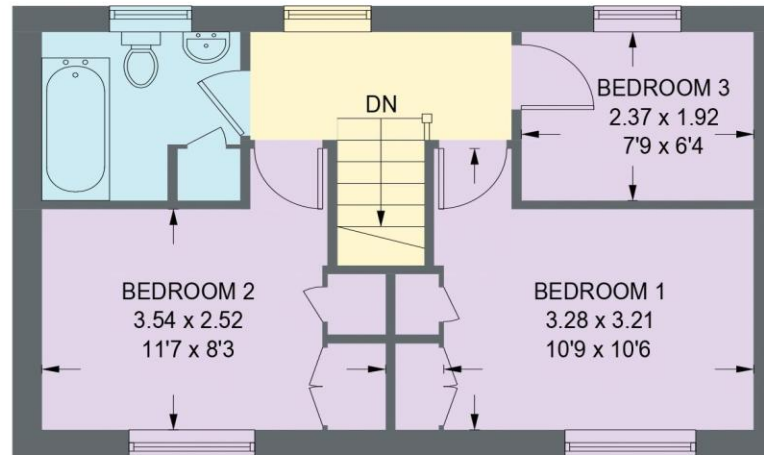


## 2 EASEDALE ROAD

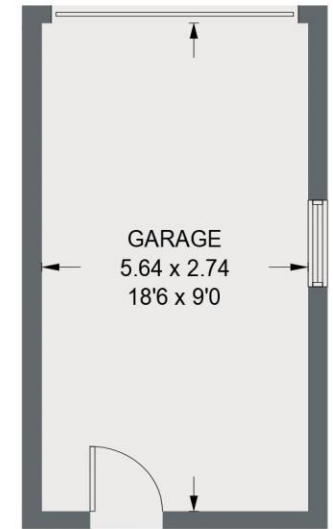
APPROXIMATE GROSS INTERNAL AREA = 86.1 SQ M / 926.3 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR = 53.1 SQ M / 571.2 SQ FT**



**FIRST FLOOR = 33.0 SQ M / 355.0 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1313994)

