







107 Barker Lane

Brampton • Chesterfield • S40 1EQ

£215,000

A beautifully presented two-double-bedroom semi-detached home located in the highly sought-after Brampton area. This prime location offers excellent local amenities and effortless access to Chesterfield town centre, with a wide range of pubs, cafés, and shops along Chatsworth Road. With strong transport links and convenient proximity to the Peak District, the property makes an ideal first home or a perfect choice for couples and professionals. Upon entering through the front door, you are welcomed into a well-proportioned living room featuring a charming log burner. The space flows through to the modern kitchen-diner, fitted with shaker-style cabinetry, integrated appliances, and ample room for a dining table. Stairs to the first floor are also accessed from this space. To the rear, a practical utility room offers modern gloss units and space for freestanding appliances, with a door leading into the lean-to, which provides direct access out to the garden. Upstairs, the property offers two double bedrooms. The main bedroom positioned to the front, and the second overlooking the rear garden. Completing the first floor is a three-piece bathroom suite comprising a bath, WC, and wash hand basin. Externally, the home benefits from a long rear garden featuring a cobbled pathway, generous lawn area, and useful outhouses for storage. Towards the end of the garden, there is a patio seating area and decking with a shed situated at the very rear. To the side of the property, driveway parking accommodates multiple vehicles.



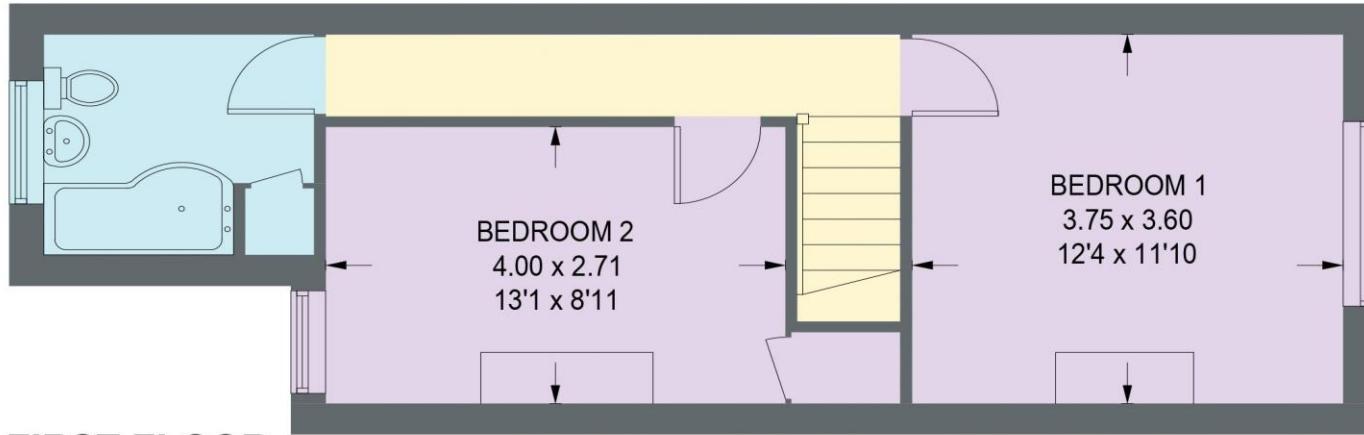


- Two Double Bedroom Semi Detached House
- Sought After Area with Local Amenities
- Living Room with Feature Log Burner
- Modern Kitchen Diner w/ Shaker Units & Integrated Appliances
- Separate Convenient Utility Room
- Two Double Bedrooms, Front & Rear Facing
- Three Piece Suite Bathroom
- Long Rear Garden w/ Patio, Decking & Outhouses
- Driveway Parking for Multiple Vehicles
- Council Tax Band A/EPC Rating D

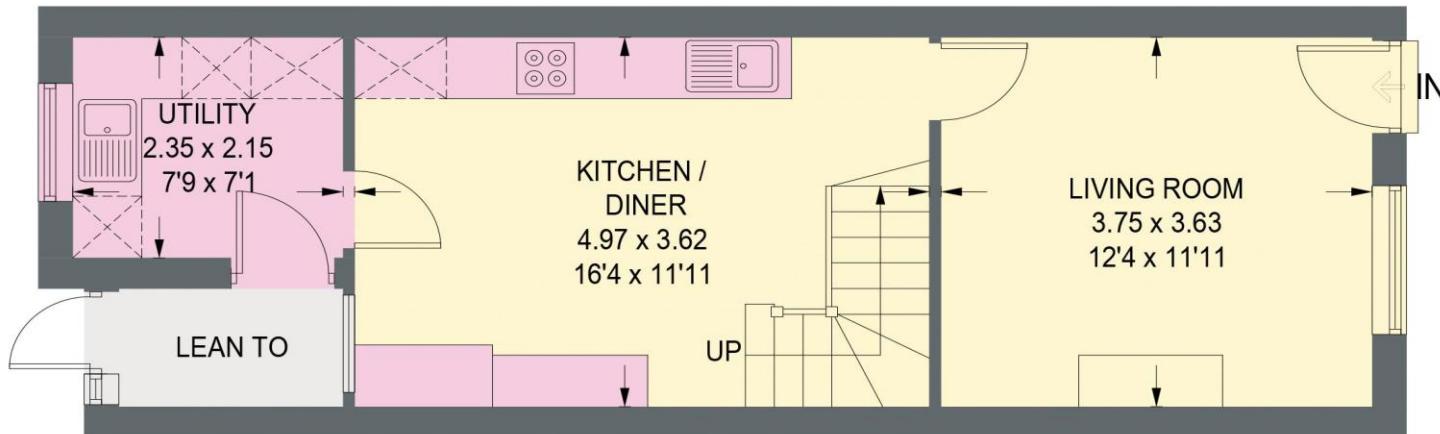


107 BARKER LANE

APPROXIMATE GROSS INTERNAL AREA = 77.1 SQ M / 829.8 SQ FT



FIRST FLOOR
37.2 SQ M / 400.9 SQ FT



GROUND FLOOR
39.8 SQ M / 428.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1271227)

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.



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