







## 3 Beechdale Close

Brockwell • Chesterfield • S40 4EQ

Guide Price £375,000 to £385,000

Offered with no upward chain is this extended four-bedroom detached home, situated within a quiet cul-de-sac in the popular Brockwell area of Chesterfield. The location provides convenient access to a range of everyday amenities, including local shops, cafés and services, while Chesterfield town centre is within easy reach, offering a wider selection of retail, leisure and dining facilities. Transport links are strong, with regular bus services, straightforward access to major road networks and Chesterfield train station close by. The area is well served by a range of well-regarded schools and is ideally positioned near green spaces and outdoor leisure opportunities such as Queen's Park. The property offers an excellent opportunity for families, with scope for cosmetic updating. Upon entering the property, you are welcomed into a long entrance hallway. The first door on the left leads into the living room, a front-facing reception room featuring a character stone fireplace. The second door on the left opens into the dining room, a well-proportioned second reception space with room for a dining table and a further fireplace. The dining room opens into the garden room, which benefits from sliding doors providing direct access to the rear garden. Straight ahead from the hallway is the kitchen, which is of a good size and fitted with wooden units offering ample storage, integrated appliances, a breakfast bar, and space for additional freestanding appliances. Double doors from the kitchen open onto the rear garden, and there is also an internal door providing direct access into the integrated single garage. To the first floor, the principal bedroom is a generously sized double located to the front of the property and fitted with wardrobes. The second bedroom is another spacious double overlooking the rear garden. The third bedroom is also a good-sized double to the front and benefits from fitted storage cupboards. The fourth bedroom overlooks the rear and is a single room, currently used as a home office. The first floor further benefits from two bathrooms. There is a three-piece family bathroom comprising a bath with shower attachment, wash basin and WC, and an additional four-piece shower room fitted with a corner shower, wash basin, WC and bidet. The landing also includes a useful storage cupboard. Externally, the rear garden is private and enclosed. It begins with a patio seating area, leading onto a lawned garden. The garden further benefits from a summerhouse and a second patio area providing additional seating space, along with two sheds for storage. To the front of the property is a lawned garden with mature trees and shrubs, along with a driveway providing off-street parking and access to the garage.





- Extended Four Bedroom Detached House
- Offered with No Upward Chain
- Cul de Sac Location - Ready to Make your Own
- Two Good Sized Reception Rooms & Garden Room
- Spacious Kitchen w/ Integrated Appliances
- Four Well Proportioned Bedrooms
- Two Bathrooms - Bathroom & Shower Room
- Private Enclosed Rear Garden & Patio
- Driveway & Integrated Garage
- Council Tax Band C/EPC Rating D



# 3 BEECHDALE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 144.0 SQ M / 1550.2 SQ FT

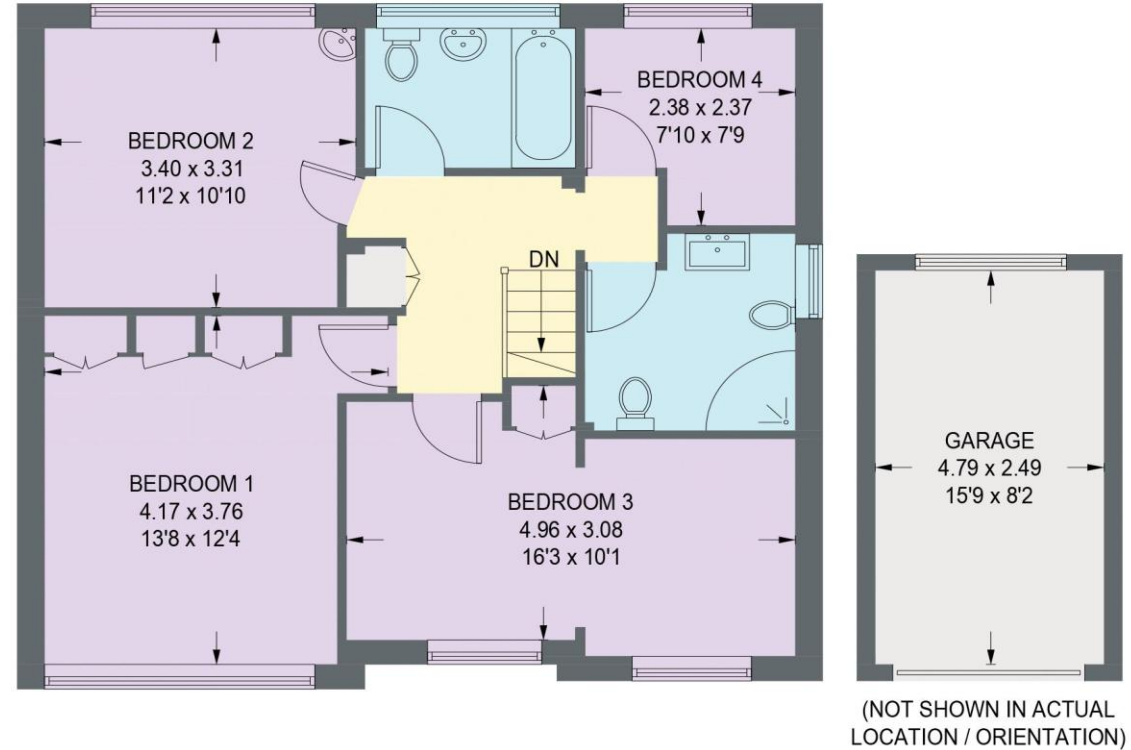
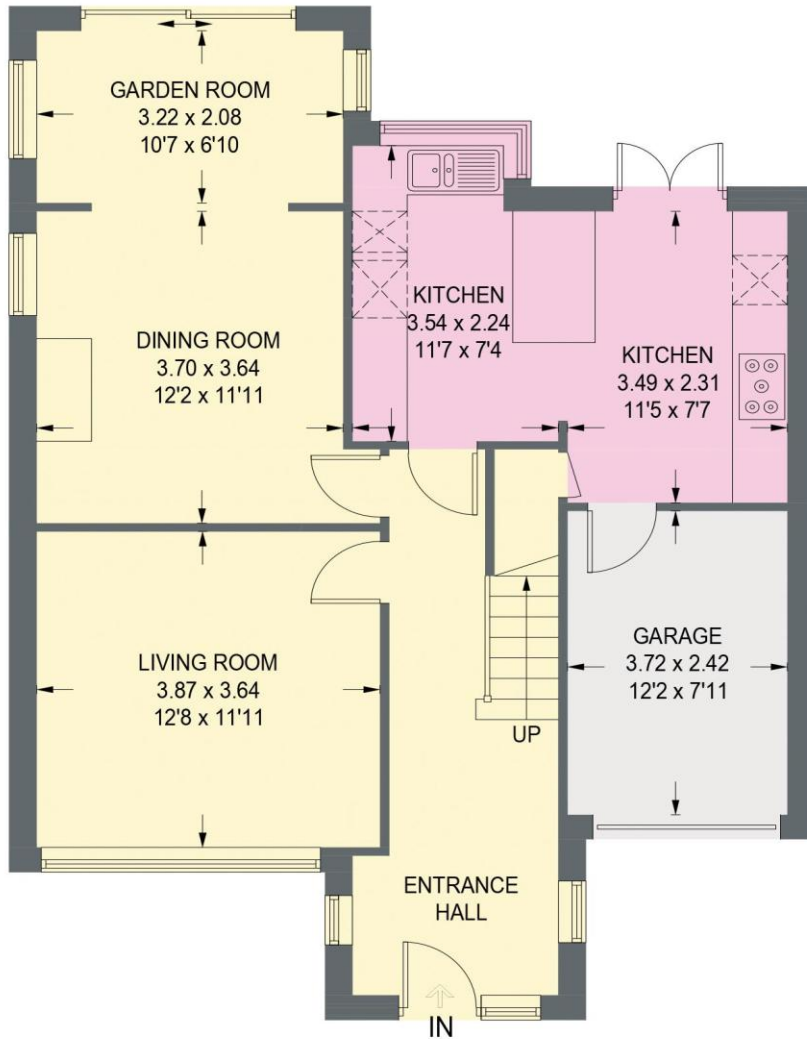


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1294050)



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