







## 226 Old Road

Chesterfield • Derbyshire • S40 3QN

£240,000

Set on a large plot in a highly convenient location, this beautifully presented two-bedroom semi-detached home offers character, comfort, and easy access to Chesterfield's vibrant amenities. With shops, cafés, and pubs just around the corner—and Chatsworth Road and the town centre within walking distance—it's an ideal choice for first-time buyers, couples, and professionals seeking both charm and connectivity. The property benefits from two entrances: a welcoming front door into the bay-windowed living room, and a side entrance leading directly into the kitchen. The kitchen features shaker-style cabinetry and a mix of freestanding and integrated appliances, flowing into a cosy dining area with a feature log burner and built-in storage—perfect for everyday living and entertaining. The living room is full of character, with a beautiful bay window, a feature fireplace, and bespoke alcove shelving and cabinetry. It's a bright, inviting space that sets the tone for the rest of the home. Upstairs, two spacious double bedrooms offer comfort and flexibility. The principal bedroom faces the front and includes fitted wardrobes, while the second bedroom features a built-in cupboard ideal for wardrobe or dressing space. A stylish four-piece bathroom completes the first floor, with a bath, separate shower, WC, and basin—all finished to a modern standard. Outside, the south-facing garden is a standout feature. An Indian stone patio leads down to a lawned area with a central path, guiding you to a second seating area at the rear.



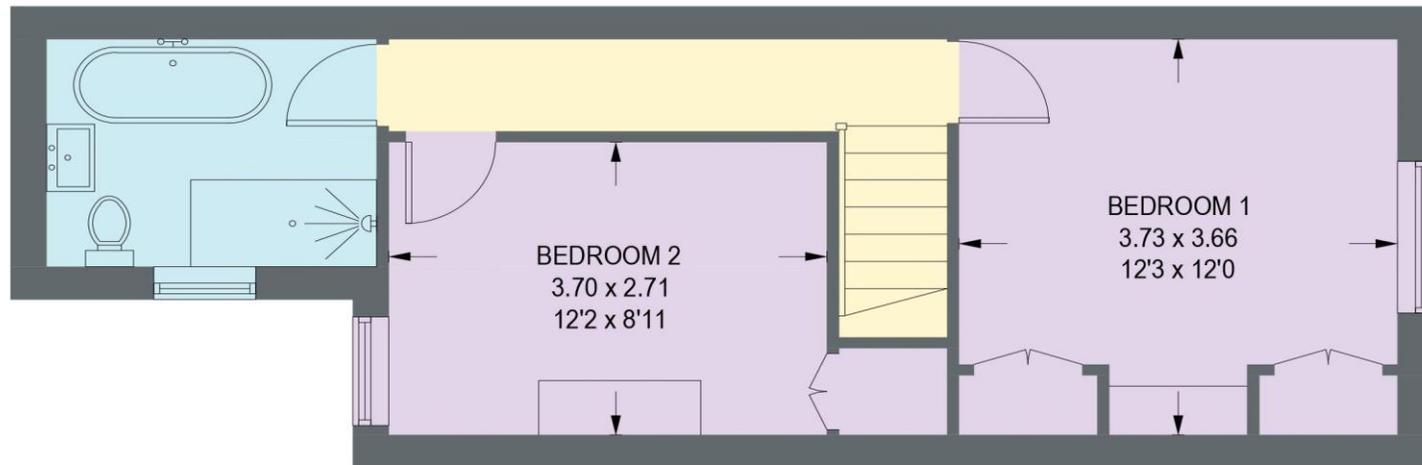


- Bay Windowed Semi-Detached
- Two Double Bedrooms
- Large South Facing Garden
- Two Reception Rooms
- Shaker Style Kitchen
- Dining Area w/ Log Burner
- Modern Four Piece Bathroom
- Popular Location Close To Amenities
- Principal Bedroom w/ Fitted Wardrobes
- EPC Rating: TBC / Council Tax Band B

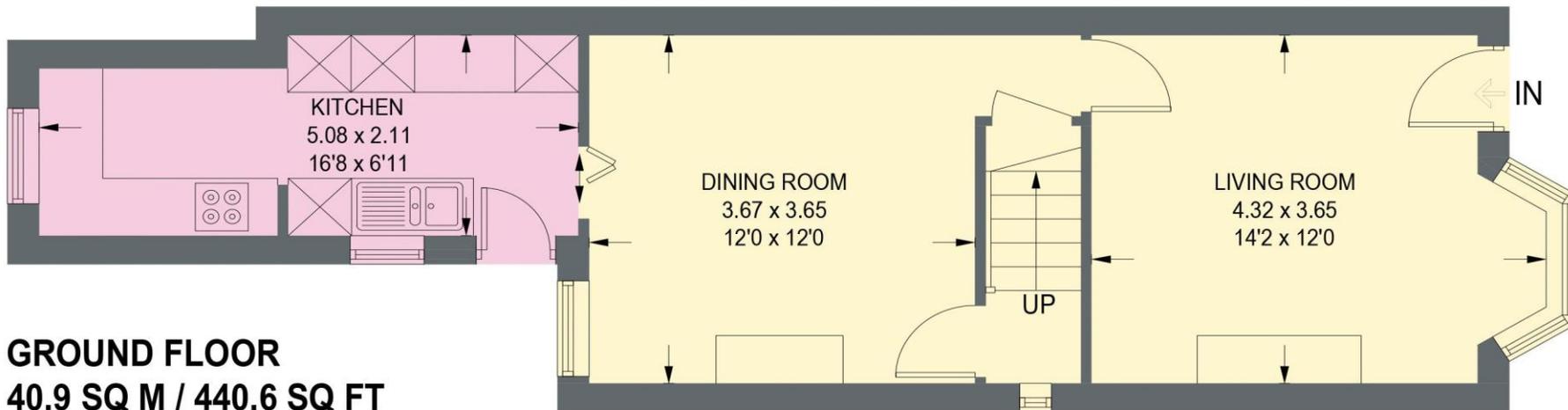


# 226 OLD ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.2 SQ M / 841.4 SQ FT



**FIRST FLOOR**  
**37.2 SQ M / 400.8 SQ FT**



**GROUND FLOOR**  
**40.9 SQ M / 440.6 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1232651)

