



Almond Avenue, Barlborough Chesterfield S43 4ZG

welcome to

Almond Avenue, Barlborough Chesterfield

A modern three-storey home offering a bright lounge, sociable kitchen/diner and a practical first floor with two well-proportioned bedrooms and a family bathroom. The top floor hosts a superb main bedroom, while the rear garden provides a private, easy-to-enjoy outdoor space.

Front Of Property

The home sits behind a neat practical frontage with space for parking, giving the property a welcoming first impression before you step inside. The approach feels tidy and manageable, setting the tone for the home.

Porch

A cosy, sheltered porch provides a useful buffer from the outdoors - Ideal for kicking off shoes, hanging coats or simply creating a sense of arrival before moving through to the lounge

Lounge

A bright well-proportioned lounge sits to the front of the home, offering a comfortable retreat with space for both seating and personal touches. With its balanced dimensions, it works beautifully as an everyday living space - somewhere to unwind, entertain or enjoy quiet evenings.

Hall

The hall opens in the centre of the home connecting directly to the lounge, kitchen/diner, downstairs w/c and access to the stairs for the first floor.

Downstairs W/C

The ground floor w/c adds a welcoming practicality, positioned conveniently off the hall and ideal for guests or busy mornings.

Kitchen / Diner

At the rear, the kitchen / diner forms the heart of the home - a sociable, light-filled space with room for cooking, dining and gathering. It's layout supports everyday family life, with clear zones for meal prep and a comfortable dining area that naturally draws people together. Doors leading to the rear garden enhances the sense of openness and creates a lovely

opportunity for indoor-outdoor living.

Stairs / Landing

The staircase rises smoothly to a bright landing that serves the two first-floor bedrooms and the bathroom. It feels open and easy to navigate, with a natural flow between rooms.

Bedroom Two

A generous double bedroom with excellent proportions, offering plenty of space for furniture and a calm, restful feel. Its size makes it a standout room on this level, ideal as a main guest room or a comfortable family bedroom.

Bedroom Three

A well-shaped third bedroom that works perfectly as a child's room, home office or hobby space. Its layout makes furnishing straightforward, and it feels bright and welcoming.

Bathroom

A family bathroom is positioned centrally on the first floor, offering a clean, practical space for daily routines. It's placement between the two bedrooms makes it especially convenient for family living.

Stairs

A second flight of stairs lead up to the top floor, giving a sense of separation and privacy as you move towards the main bedroom.

Main Bedroom

The entire top floor is dedicated to a superb main bedroom - a spacious, light-filled retreat with impressive proportions. With room for a sleeping area, dressing space and even a quiet reading corner, it feels like a private sanctuary tucked away from the rest of the home. The generous layout



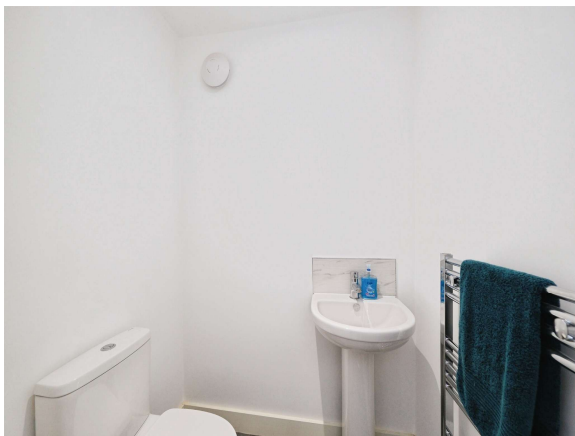
adds a touch of luxury and makes this level a true highlight.

Rear Garden

The rear garden extends from the kitchen/diner, offering a private outdoor space that's easy to maintain and ideal for relaxing or entertaining. Whether used for summer dining, children's play or simple quiet moments, it provides a welcome slice of outdoor living directly off the main social space of the home.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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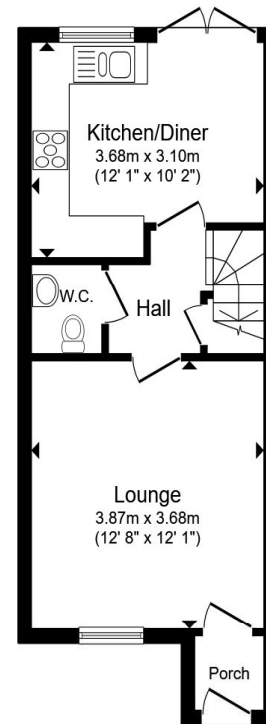
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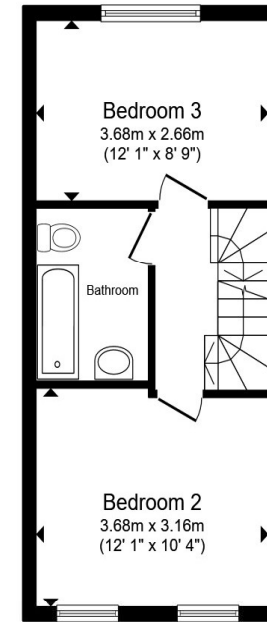
- Council Tax Band - B
- Three-Storey Layout
- Bright Front Lounge
- Sociable Kitchen/Diner
- Two First-Floor Bedrooms

Tenure: Freehold EPC Rating: B
Council Tax Band: B

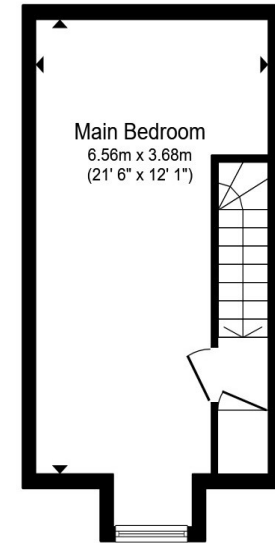
£230,000



Ground Floor



First Floor



Second Floor

Total floor area 87.4 m² (941 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


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