







100 Brushfield Road

Linacre Woods • Chesterfield • S40 4XE

Guide Price £230,000 to £240,000

Welcome to this three-bedroom detached home, situated in the popular area of Linacre Woods. The property is conveniently positioned for a wide range of everyday amenities, with Chesterfield town centre also within easy reach for a broader selection of shopping, leisure, and dining facilities. Well-regarded schools are located nearby, while Holmebrook Valley Park and Linacre Reservoir provide excellent opportunities for scenic walks and outdoor recreation. The property is also ideally placed for exploring the surrounding Derbyshire countryside and the Peak District, with destinations such as Bakewell, Chatsworth and Matlock within comfortable driving distance, alongside convenient access towards Dore & Totley. The location is equally well connected for commuters, with convenient access to Chesterfield train station, the M1, major road networks and regular bus services. This property offers an ideal home for a range of buyers, including first-time buyers, couples and small families. The property is entered via a small hallway, with the staircase positioned directly ahead. To the left is the open-plan lounge diner, beginning with a well-proportioned front-facing living area featuring a fireplace. An archway leads through to the dining room at the rear, which overlooks the garden and benefits from a sliding door allowing plenty of natural light into the space. From the dining room, a door leads into the kitchen, which is arranged in a U-shaped layout and offers space for freestanding appliances alongside useful storage areas. A side external door provides direct access to the rear garden. To the first floor are three bedrooms and the family bathroom. Bedroom one overlooks the rear garden and is a spacious double room benefitting from fitted sliding wardrobes. Bedroom two is positioned at the front of the property and is currently utilised as a home office, also featuring fitted sliding wardrobes. Bedroom three is a well-proportioned single room, ideal as a nursery or child's bedroom. The family bathroom is fully tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the enclosed rear garden has been designed for ease of maintenance and is predominantly paved, with steps leading up towards established trees and bushes at the rear. To the front of the property is a well-maintained lawned garden with established planting. To the rear, the property benefits from access to a detached garage and off-road parking.





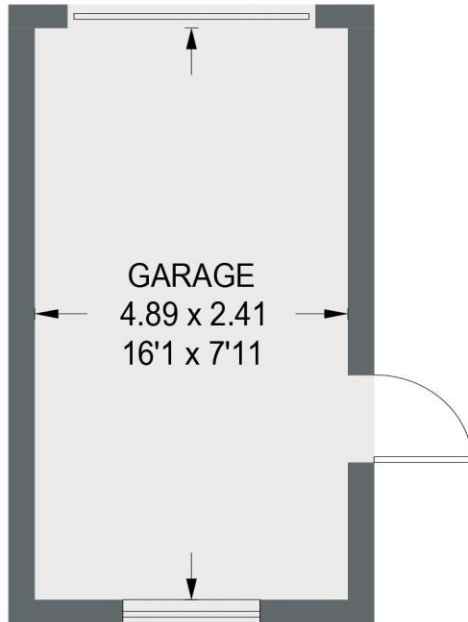
- Three Bedroom Detached House
- Close to Local Amenities & Transport Links
- Front Lounge with Fireplace
- Rear Dining Room w/ Sliding Doors onto Garden
- Kitchen w/ Storage & Space for Freestanding Appliances
- Three Good Sized Bedrooms
- Fully Tiled Three Piece Suite Bathroom
- Low Maintenance Patio Rear Garden
- Rear Detached Garage & Parking
- Council Tax Band C/EPC Rating D



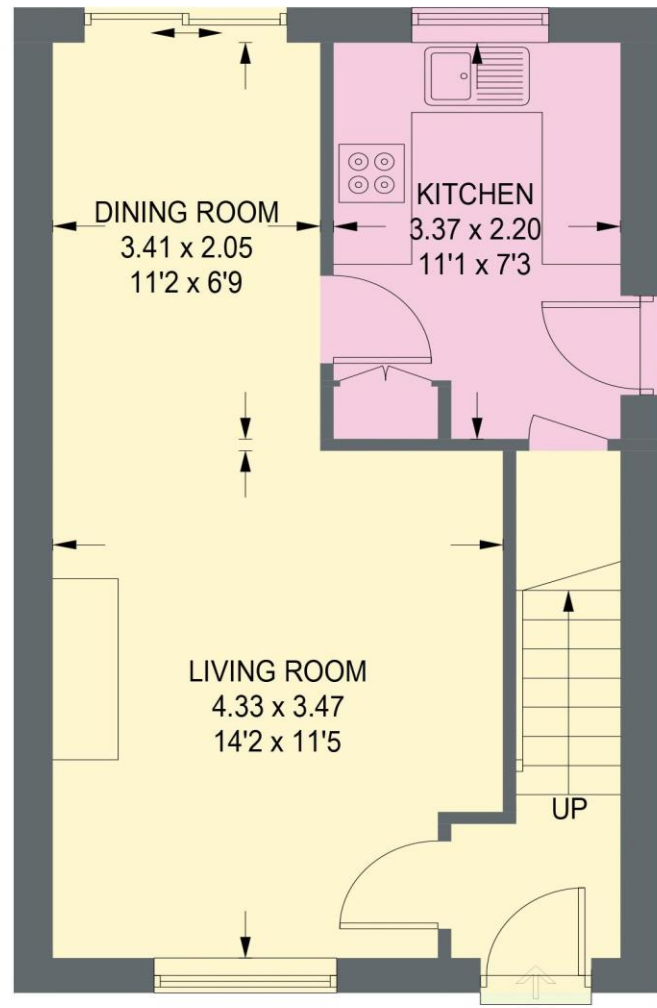


100 BRUSHFIELD ROAD

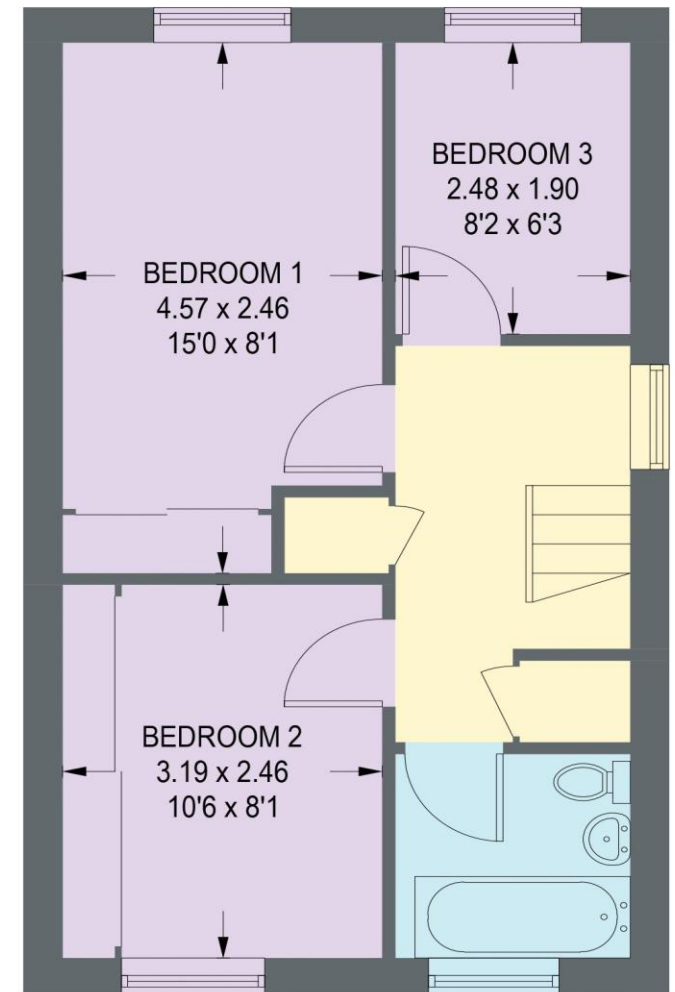
APPROXIMATE GROSS INTERNAL AREA = 80.8 SQ M / 869.2 SQ FT
(INCLUDING GARAGE)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR
45.8 SQ M / 493.3 SQ FT



FIRST FLOOR
34.9 SQ M / 375.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1338175)

