



£279,995 Freehold

140 ERIN COURT | THE GROVE | POOLSBROOK | S43 3JY

BuckleyBrown
ESTATE AGENTS

THE LONGFORD!...Step into something truly special with this gorgeous four-bedroom Longford, a stunning new Gleeson home tucked away in the welcoming community of Poolsbrook, Chesterfield. This is a home designed to make everyday living feel effortless — and a little bit luxurious.

From the moment you step through the front door, the spacious entrance hall sets the tone, leading you into a wonderfully bright and airy living room where cosy evenings and family movie nights practically plan themselves. The real showstopper is the stylish open-plan kitchen-dining area, perfect for everything from Sunday breakfasts to hosting friends. Throw open the French doors and let the garden become an extension of your living space — ideal for summer barbecues or simply enjoying a quiet cuppa in the sunshine. A handy utility room and WC add to the home's clever, family-friendly layout.

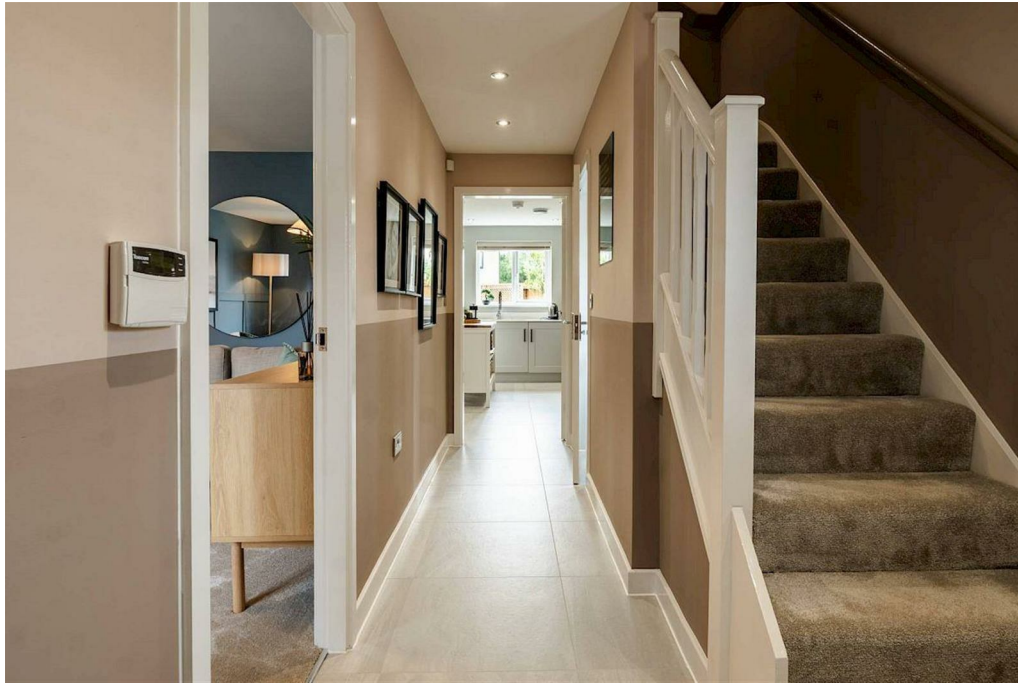
Upstairs, you'll find four beautifully sized bedrooms, giving everyone their own space to unwind. The main bedroom's private en-suite feels like your own peaceful retreat, while the modern family bathroom completes the first floor.

Outside, the generous rear garden offers a blank canvas to make your own, while private parking adds convenience to everyday life.

Set in charming Poolsbrook, you're moments from the much-loved Poolsbrook Country Park, with its sparkling lake, wildlife and miles of scenic walks — perfect for dog walkers, families and anyone who loves the outdoors. With local shops, schools and great commuter links nearby, you'll have the best of countryside calm and town convenience.

A truly lovely home in a location you'll fall in love with.





Hall

WC 5'6" x 2'11"

Living Room 15'6" x 11'1"

Kitchen Diner 17'10" x 13'3"
With 100's of Symphony kitchen combinations to choose from you can create a space completely tailored to you. Your kitchen will include a stainless steel single oven and sink, with drainer board and a mixer tap. There will be space provided for a standard size washing machine with cold feed plumbing and a single power point.

Utility 5'7" x 5'3"

First Floor Landing

Bedroom One 12'2" x 8'8"

En-Suite 8'8" x 3'11"

Bedroom Two 12'5" x 8'8"

Bedroom Three 8'10" x 7'3"

Bedroom Four 8'10" x 7'8"

Bathroom 7'8" x 5'7"

Your bathroom will come complete with a white Ideal Standard bathroom suite, with pillar taps to the bath and washbasin. Choose between a range of Porcelanosa tiles to finish your bathroom perfectly.

Outside

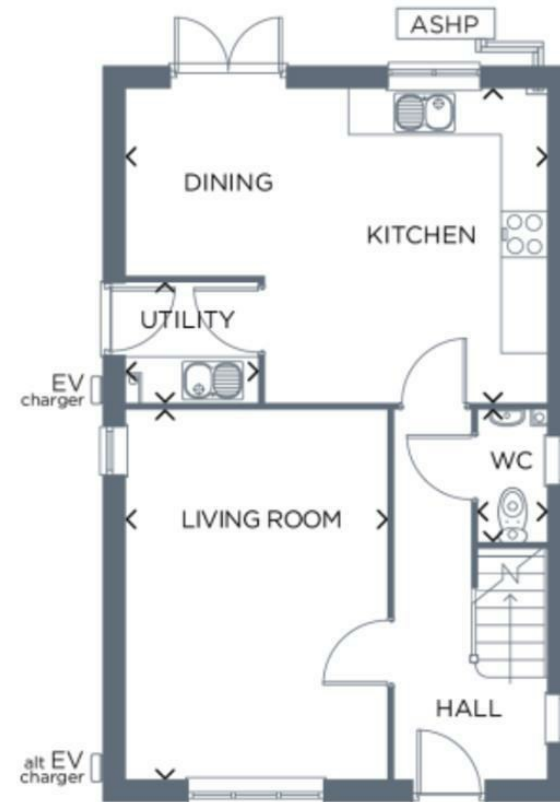
All homes at Erin Court feature a turfed front and rear garden with full 6ft timber fencing and tap as standard. Speak to your Sales Executive for more information.





Ground Floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.44 x 4.06	17'10" x 13'4"
Living Room	4.74 x 3.39	15'7" x 11'1"
Utility	1.71 x 1.62	5'7" x 5'4"
WC	1.70 x 0.89	5'6" x 3'3"



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

PLOT
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