







8 Hawkshead Way

Dunston • Chesterfield • S41 8FD

Guide Price £425,000 to £450,000

Welcome to this immaculate four-bedroom detached family home, arranged over three floors and situated in the sought-after area of Dunston. The property enjoys an excellent position close to a wide range of local amenities, while Chesterfield town centre is only a short distance away, providing an extensive selection of shops, restaurants, leisure facilities, and everyday conveniences. Families will appreciate the highly regarded schools nearby, while commuters benefit from excellent transport links, including convenient access to the M1 motorway, Chesterfield train station, and major road networks. Linacre Reservoir and Holmebrook Valley Park are also within easy reach, offering beautiful walking routes and open green spaces. Beautifully presented throughout, this impressive home is ready to move straight into and offers spacious accommodation ideally suited to modern family living. The property is entered via a welcoming hallway featuring useful storage, a staircase rising to the upper floors, and a convenient ground floor WC. Positioned to the right is the lounge, a bright and comfortable reception room enhanced by a feature bay window overlooking the front of the property. To the rear is the impressive open-plan living kitchen, creating the true heart of the home. The kitchen is fitted with a modern range of gloss units in a practical U-shaped layout, complemented by integrated appliances and a central island with breakfast bar seating. There is ample space for a family dining table, making this an ideal space for both everyday living and entertaining. A separate utility room provides additional practicality, offering space for freestanding appliances. The dining area benefits from a feature bay window with French doors opening directly onto the rear garden, allowing an abundance of natural light throughout. The first floor accommodates three bedrooms and the family bathroom. All bedrooms in the property feature fitted wardrobes which is perfect for storage use. Bedrooms two and three overlook the rear garden and are both spacious double rooms. Bedroom four is positioned at the front of the property and is currently utilised as a home office, although it remains a generously sized bedroom. The family bathroom is modern and part tiled, fitted with a four-piece suite comprising a bath, corner shower cubicle, wash basin, and WC. The landing also benefits from additional storage and provides access to the staircase leading to the second floor. Occupying the entire second floor is the impressive principal bedroom suite, creating a private and spacious retreat. The bedroom is positioned at the front of the property and benefits from a separate dressing area which leads to further storage, and a generous ensuite shower room fitted with a shower cubicle, WC, and twin wash basins. Externally, the rear garden is enclosed, spacious, and well maintained. A patio seating area extends directly from the property before leading onto a large lawned garden, providing an excellent outdoor space for families and entertaining. To the front of the property is a further lawned garden, alongside a driveway providing off-road parking and leading to a detached double garage. Occupying an attractive plot, this home offers both space and practicality in equal measure.



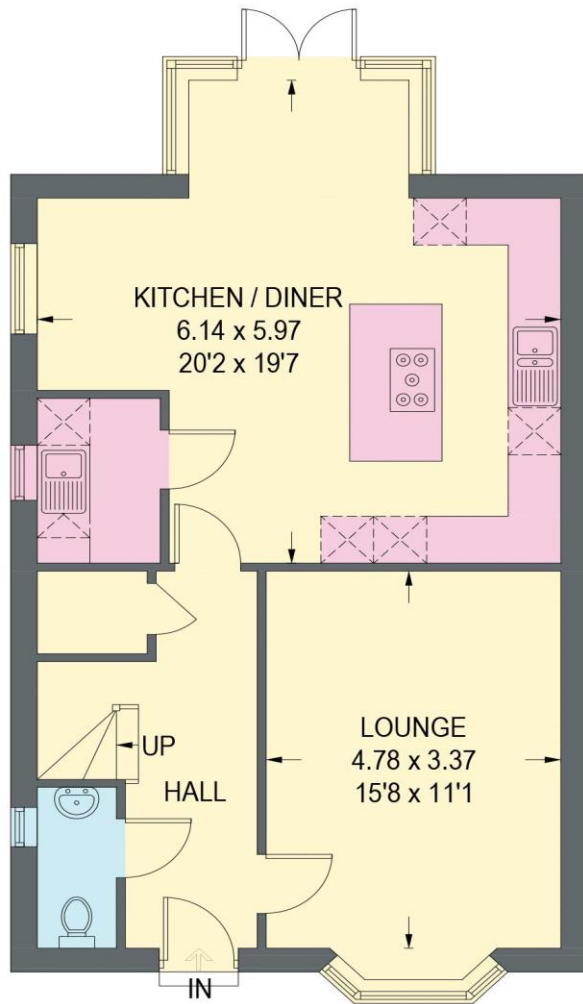


- Immaculate Four Bedroom Detached Family House
 - Highly Desirable Location, Arranged Over Three Floors
 - Bright Lounge w/ Bay Window
 - Spacious Open Plan Kitchen Diner & Central Island
 - Three First Floor Bedrooms w/ Fitted Wardrobes
 - Modern Four Piece Suite Family Bathroom
 - Principle Second Floor Bedroom w/ Dressing Area & Ensuite
 - Large Enclosed Rear Garden
 - Driveway Parking & Detached Double Garage
 - Council Tax Band E/EPC Rating B

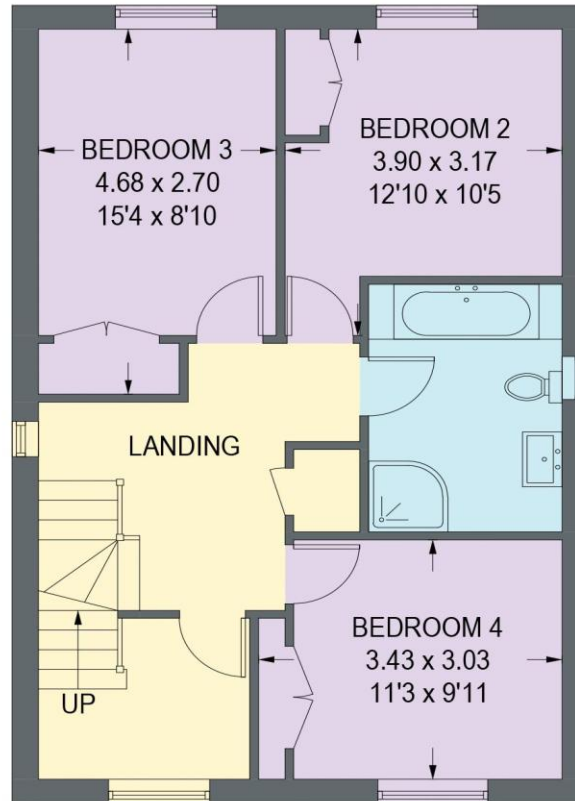


8 HAWKSHEAD WAY

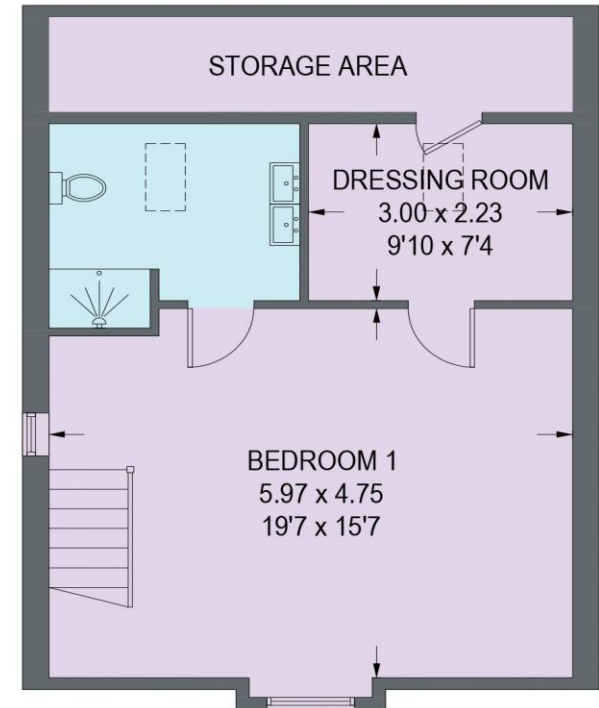
APPROXIMATE GROSS INTERNAL AREA = 158.4 SQ M / 1705.4 SQ FT
(EXCLUDING STORAGE AREA)



GROUND FLOOR
58.9 SQ M / 633.6 SQ FT



FIRST FLOOR
57 SQ M / 613.9 SQ FT



SECOND FLOOR
42.5 SQ M / 458 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1328107)

