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## 10 Forest Court

Barlborough • Chesterfield • S43 4UW

Guide Price £440,000 to £450,000

A well-presented four-bedroom detached family home positioned on an end plot within a quiet cul-de-sac in Barlborough. The location offers excellent day-to-day convenience, with local shops, cafés and pubs nearby, as well as highly regarded schools. Transport connections are superb, providing quick access to the M1 and major routes towards Chesterfield and Sheffield. With parks, green spaces and outdoor walking routes close by, the setting is ideal for families looking for a home they can make their own. The front door opens into a welcoming hallway. Double doors to the right lead into the spacious, long living room featuring a bay window and fireplace. Sliding doors at the rear of the living room open into the bright conservatory, which enjoys views of the garden and provides further double-door access outside. Straight ahead from the hallway, another set of double doors opens into the dining room, an excellent family space with a bay window overlooking the rear garden. The dining room flows directly into the fitted shaker-style kitchen, which includes space for freestanding appliances. An open archway leads from the kitchen into a small side porch with an external door, as well as into the separate utility room which also offers shaker-style storage and space for appliances. Completing the ground floor is a separate study, ideal for those working from home, along with a downstairs WC. Upstairs, all bedrooms benefit from fitted wardrobes. The main bedroom is a generous front-facing double, bright, spacious and complete with a private three-piece en-suite shower room that includes a corner shower, WC and sink with excellent built-in storage. Bedrooms two and three are well-sized doubles overlooking the rear garden, while bedroom four faces the front and serves well as a single bedroom, nursery or home office. The modern family bathroom comprises a three-piece suite with bath and overhead shower, sink and WC. Externally, the rear garden is a great size, beginning with a patio area ideal for seating and entertaining, and leading onto a private, enclosed lawned garden perfect for families. To the front of the property, a paved driveway provides parking for multiple vehicles and leads to a detached double garage.



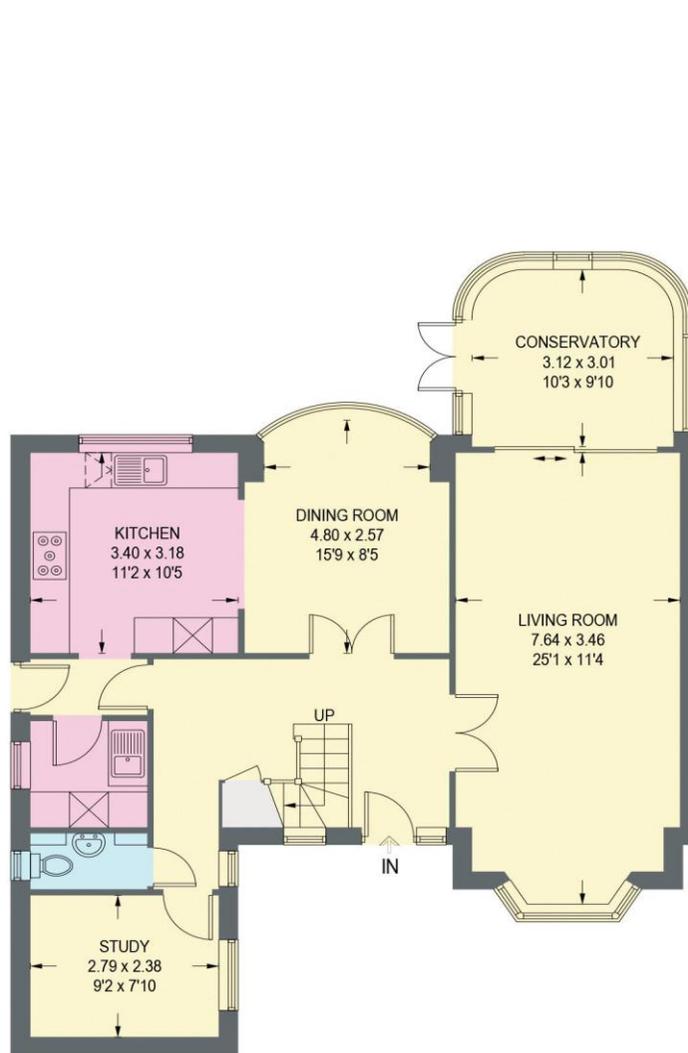


- Well Presented Four Bedroom Detached House
- Perfect Family Home - Quiet Cul de Sac
- Spacious Bay Window Lounge w/ Sliding Door into Conservatory
- Modern Shaker Style Fitted Kitchen Through Dining Room
- Useful Downstairs, Utility, Study & WC
- Four Well Proportioned Bedrooms All Including Fitted Wardrobes
- Modern Three Piece Suite Bathroom & Ensuite
- Spacious Enclosed Rear Garden & Patio
- Paved Driveway & Detached Double Garage
- Council Tax Band E/EPC Rating D

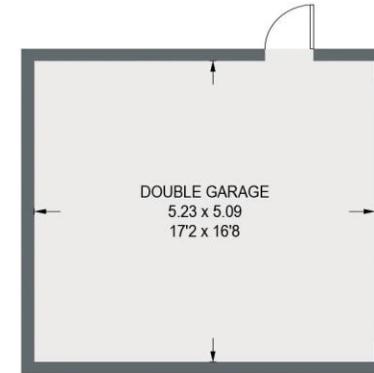


# 10 FOREST COURT

APPROXIMATE GROSS INTERNAL AREA = 175.4 SQ M / 1888.2 SQ FT



**GROUND FLOOR (INCLUDING DOUBLE GARAGE)**  
110.9 SQ M / 1193.8 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**FIRST FLOOR**  
64.5 SQ M / 694.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1286608)



haus

31 West Bars, Chesterfield, S40 1AG  
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535