



£425,000 Freehold

22 BROOKSIDE GLEN | CHESTERFIELD | S40 3PF

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TRUE CHARM AWAITS. Nestled in the charming area of Brookside Glen, Chesterfield, this wonderfully unique stone-built semi-detached house offers a delightful blend of character and potential. The location is ideal for those seeking a peaceful neighbourhood while still being conveniently close to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike.

Upon entering the property, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The ground floor is designed to be both functional and inviting, with a well-appointed kitchen that opens up to the living areas, allowing for a seamless flow throughout. The cloakroom and shower room on this level add to the convenience, ensuring that family life runs smoothly.

Moving upstairs, you will find three generously sized bedrooms that offer a tranquil retreat at the end of the day. Each room is filled with natural light, creating a warm and welcoming atmosphere. The layout is practical, providing enough space for storage and personal touches, while also presenting an opportunity for modernisation to suit your personal style. The first floor also presents you with a study space, bathroom and a separate wc.

Outside, the property boasts beautiful gardens that enhance its appeal. The outdoor space is perfect for enjoying the fresh air, whether you wish to cultivate a garden, host summer barbecues, or simply unwind in a serene setting. Additionally, the property offers parking for up to four vehicles, a rare find that adds to the convenience and desirability of this charming home. This semi-detached house is a wonderful opportunity for those looking to create their dream home in a lovely location.

Call now to find out more about this wonderful property.





Hall

Entrance hallway offering a handy storage cupboard located under the stairs and further access into;

Lounge 12'0" x 13'3"

Private reception room with carpeted flooring, central heating radiator and multiple windows to the front elevation allowing a wealth of natural daylight to flow through.

Kitchen 11'2" x 11'6"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a feature breakfast bar. Further space and plumbing for additional appliances. Fitted with a window to the side and an external door to the rear elevation.

Dining Room 12'0" x 11'11"

Reception area with carpeted flooring, central heating radiator, feature fireplace and open access into the family room.

Family Room 13'4" x 10'5"

Excellent open plan entertaining space with carpeted flooring, central heating radiators and dual aspect windows to the rear and side. Along with an external door giving access to the rear garden.

Cloaks Room

Handy storage space for your coats, shoes etc - ensuring a tidy space all day. Access through to a convenience ground floor shower room.

Shower Room 5'1" x 4'9"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

Landing

With leading access into;

Bedroom One 12'1" x 13'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 12'1" x 11'10"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 12'2" x 6'2"

Carpeted flooring, central heating radiator and windows to the front elevation.

Study 5'3" x 11'8"

Open access to an enclosed study space with carpeted flooring, central heating radiator and dual aspect windows to the side and rear elevation.

Bathroom 5'8" x 8'5"

Fitted with a hand wash basin and a corner bath. Houses the gas combi boiler.

WC 5'2" x 4'10"

Separate WC located off the landing for added convenience.

Outside

Low maintenance frontage with an extensive paved private driveway and gated access down the side of the property. Sunning rear garden with a well kept lawn, several different seating areas, shed and decorative plantings along with hedge and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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