







## 17 Opal Street

Hasland • Chesterfield • S41 0FU

£270,000

Offered to the market with no upward chain is this three-bedroom detached home, situated in the popular area of Hasland. The property benefits from an excellent range of everyday amenities nearby, including shops, pubs, and essential services, while Chesterfield town centre is just a short distance away, providing a wider selection of retail, leisure, and dining facilities. The area is well served by highly regarded local schools and offers excellent transport links, with convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Eastwood Park is close by, providing attractive green space and walking routes, while the Peak District is easily accessible for further outdoor pursuits. The property makes an ideal home for couples and families alike. The property is entered via a front porch, which leads into the living room. This well-proportioned front-facing reception room benefits from feature wall panelling and enjoys pleasant open field views to the front. From here, the accommodation continues into an inner hallway, providing access to the staircase, a convenient ground floor WC, and the kitchen diner. The kitchen diner is fitted with a modern U-shaped arrangement of gloss units, incorporating integrated appliances alongside space for freestanding appliances. There is ample room for a family dining table, complemented by feature wall panelling and double doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three bedrooms and the family bathroom. Bedroom one is a spacious front-facing double bedroom benefitting from attractive field views and a modern part-tiled three-piece ensuite, comprising a shower cubicle, wash basin, and WC. Bedrooms two and three both overlook the rear garden, with bedroom two being a further double room and bedroom three a well-proportioned single featuring modern wall panelling. The family bathroom is modern and part tiled, fitted with a three-piece suite comprising a bath, wash basin, and WC. Externally, the rear garden is a standout feature of the property, offering a generous and family-friendly outdoor space. The garden begins with a patio area running around the edge of the property before extending onto a spacious and well-maintained lawn. To the rear is a substantial decked seating area, ideal for relaxing and entertaining, all within an enclosed setting. To the front, the property benefits from a driveway providing off-road parking for multiple vehicles and access to an attached garage. The garage also benefits from a study/home office area to the rear, offering valuable additional living or working space. The property further enjoys open field views to the front, providing a pleasant outlook and a greater sense of privacy.





- Three Bedroom Detached House
- Offered with No Upward Chain
- Open Field Views to the Front
- Spacious Front Facing Living Room
- Modern U Shaped Kitchen & Dining Area

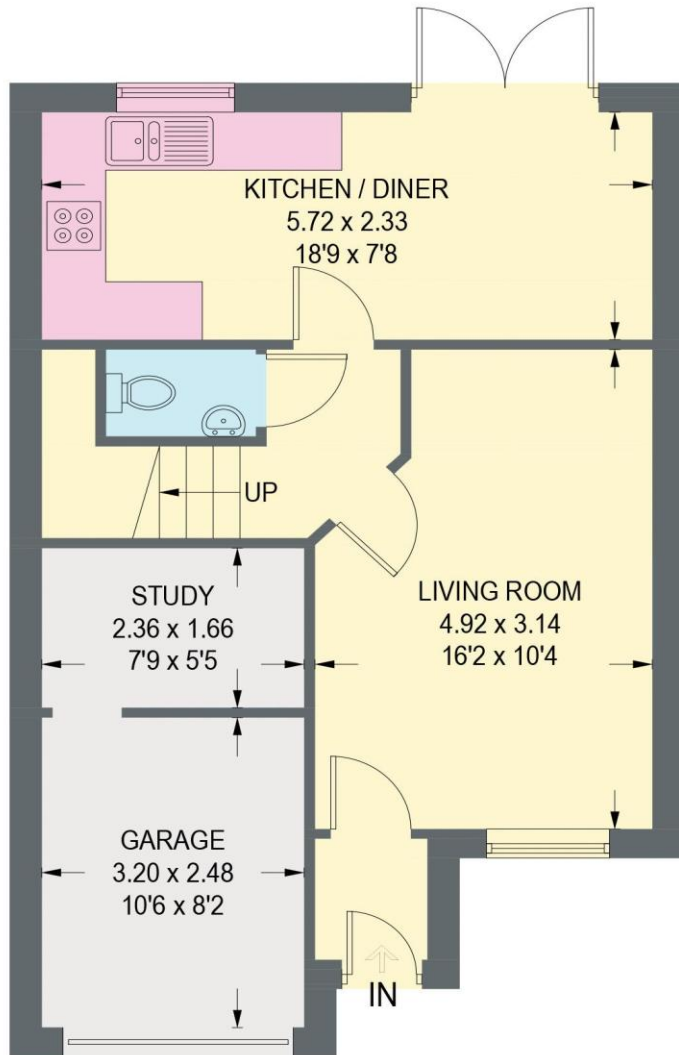
- Three Well Proportioned Bedrooms
- Modern Part Tiled Family Bathroom & Ensuite
- Large Enclosed Rear Garden & Decking
- Driveway Parking & Attached Garage w/ Study
- Council Tax Band C/EPC Rating B



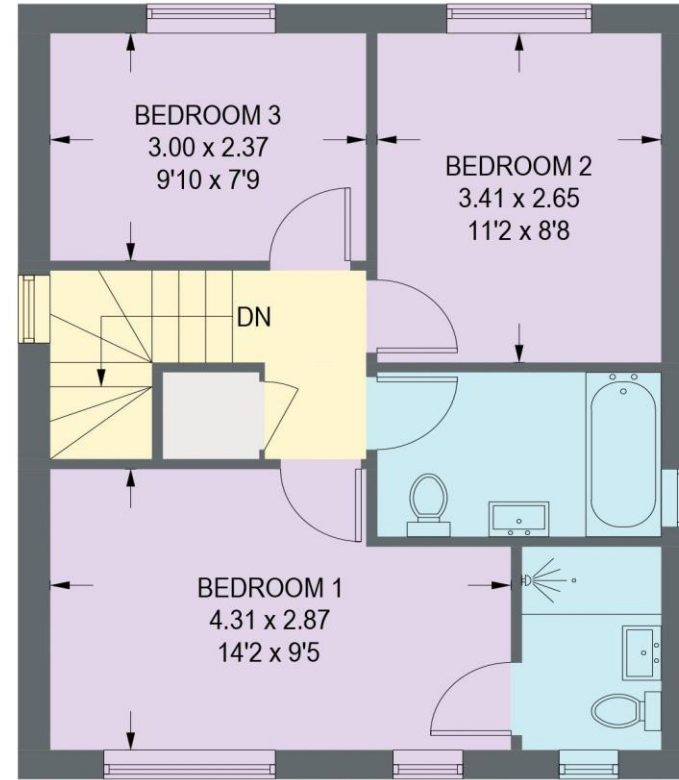


# 17 OPAL STREET

APPROXIMATE GROSS INTERNAL AREA = 91.0 SQ M / 979.1 SQ FT



**GROUND FLOOR = 48.6 SQ M / 522.9 SQ FT**



**FIRST FLOOR = 42.4 SQ M / 456.2 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1313618)



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