







5 Spire Heights

Chesterfield • Derbyshire • S40 4TG

Guide Price £375,000 to £385,000

A modern four-bedroom detached family home ideally positioned in Chesterfield. The location offers a wide range of local amenities including shops, cafés and restaurants, all within easy reach, with Chesterfield town centre just a short walk away. Several well-regarded schools are close by, making this an excellent choice for families. Commuters will appreciate the excellent travel connections, with convenient access to the train station, local bus routes and major road networks. The surrounding area also benefits from nearby green spaces and walking routes. This property is perfectly suited to families and those seeking an easy daily commute. Entering the property, you are welcomed into the hallway. Turning left leads into the long and spacious living room, which features a modern fireplace and double French doors opening onto the rear garden. Returning to the hallway and turning right, you enter the modern kitchen-diner. The dining area offers ample space for a family table, while the L-shaped kitchen includes contemporary gloss-fronted units with integrated appliances. Additional fitted cupboards and appliances opposite the main kitchen area create a useful utility space. A door provides access to the rear garden, and the kitchen also connects back into the hallway. A downstairs WC completes the ground floor. Upstairs, the property offers four well-proportioned bedrooms, each fitted with wardrobes for excellent storage. The main double bedroom overlooks the rear garden and includes its own three-piece en-suite shower room with shower cubicle, sink and WC. Bedrooms two and three are both generous doubles facing the front, each benefiting from fitted wardrobes. Bedroom four is a well-sized single room, ideal as a home office or child's bedroom, with a rear outlook. The fully tiled family bathroom includes a three-piece suite comprising a bath, sink and WC. Outside, the rear garden is beautifully landscaped and private. It begins with a patio area perfect for seating, leading onto a pebbled section and a neat lawn. The front of the property is equally well maintained, featuring a driveway and a single garage.



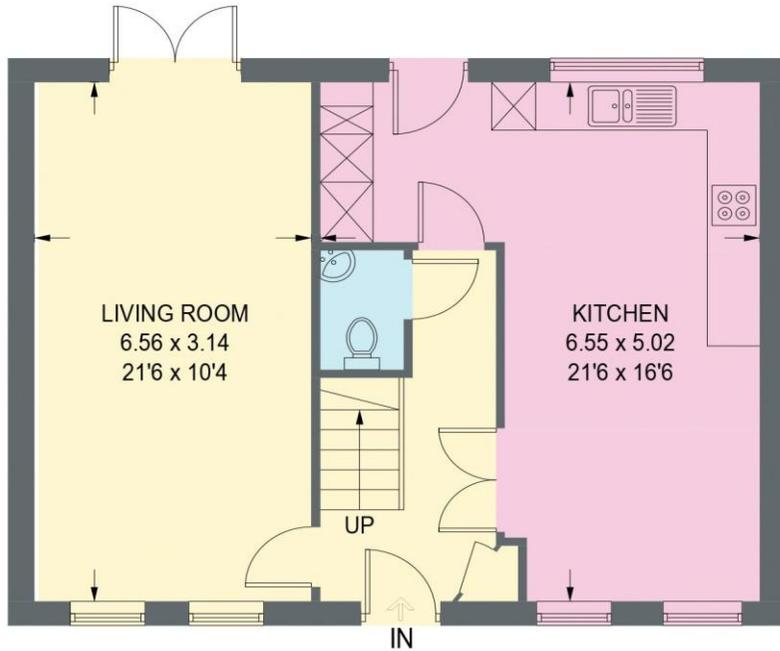


- Modern Four Bedroom Detached House
- Perfect Family Home & Great for Commuters
- Spacious Living Room w/ Feature Fireplace
- Contemporary Kitchen Diner w/ Integrated Appliances
- Four Well Proportioned Bedrooms all w/ Fitted Wardrobes
- Tiled Family Bathroom & Ensuite to Main Bedroom
- Enclosed Landscaped Rear Garden
- Driveway Parking & Single Garage
- Local Amenities & Well Regarded Schools
- Council Tax Band D/EPC Rating C

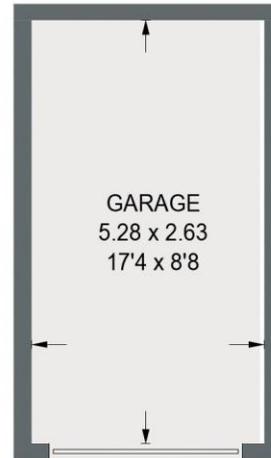


5 SPIRE HEIGHTS

APPROXIMATE GROSS INTERNAL AREA = 123.0 SQ M / 1323.7 SQ FT



GROUND FLOOR
68.0 SQ M / 732.1 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR
55.0 SQ M / 591.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1280523)



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