







11 Welwyn Close

Brampton • Chesterfield • S40 1HH

£275,000

A beautifully modernised three bedroom semi-detached home located in the ever-popular area of Brampton. With an excellent range of local amenities, high-performing schools, strong transport links, and the ability to walk into Chesterfield town centre, this property is perfectly suited to families and couples alike. You enter through the hallway, and to the left is the spacious dining room, an ideal family space with plenty of room for a dining table and double doors leading out to the rear garden. From here, further double doors open into the front-facing living room, a generous and comfortable family area. Continuing down the hallway, there is useful storage and the modern kitchen positioned at the rear, featuring shaker-style units, fitted appliances, and a door providing access to the side and rear garden. Upstairs, the main double bedroom sits at the rear and benefits from fitted sliding wardrobes. The second bedroom is also a good-sized double facing the front, while bedroom three is a well-proportioned single, also front-facing. The family bathroom is modern, fully tiled, and fitted with a three-piece suite including a bath with overhead shower, sink, and WC. Externally, the home offers a great-sized rear garden beginning with a patio area that opens out to a lawn, along with a fenced bark-chipped play area ideal for children. To the front is a low-maintenance lawn and driveway parking for multiple vehicles, leading to a detached single garage.



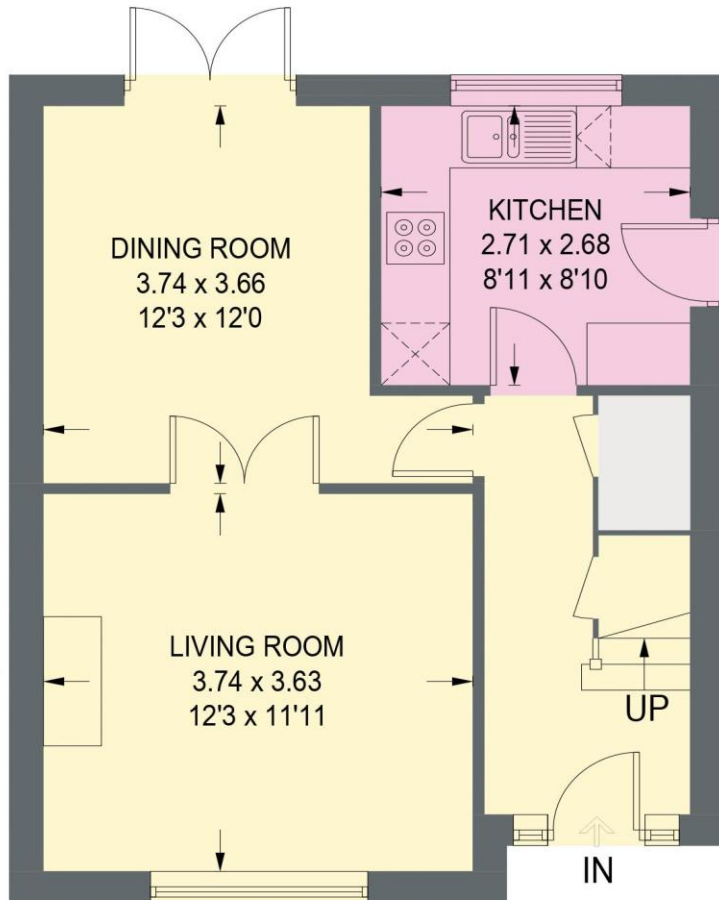


- Modernised Three Bedroom Semi Detached House
- Local Amenities & Walking Distance to Chesterfield
- Spacious Dining Room w/ Double Doors to the Rear Garden
- Front Facing Living Room
- Modern Shaker-Style Kitchen
- Three Good Sized Bedrooms
- Fully Tiled Three Piece Suite Bathroom
- Great Sized Rear Garden w/ Lawn & Bark Area
- Driveway Parking & Detached Garage
- Council Tax Band B/EPC Rating D

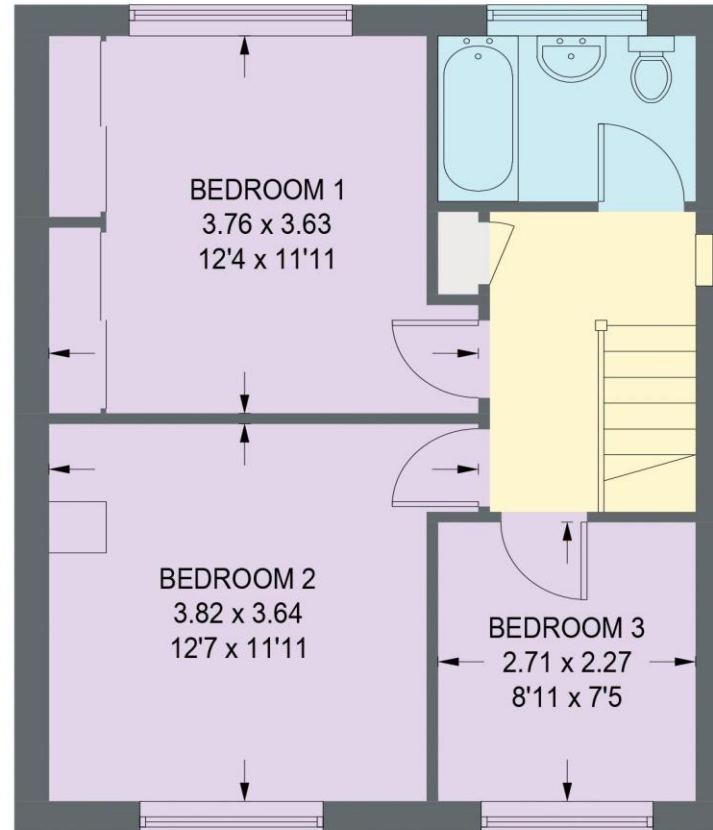


11 WELWYN CLOSE

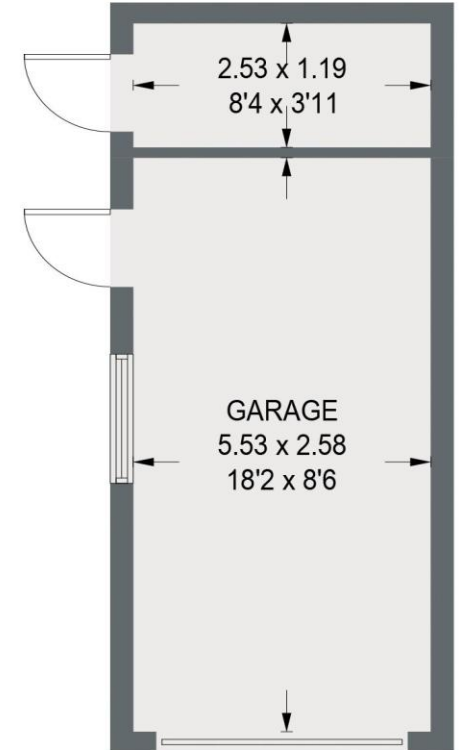
APPROXIMATE GROSS INTERNAL AREA = 100.1 SQ M / 1077.3 SQ FT (INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
58.2 SQ M / 626.6 SQ FT



FIRST FLOOR
41.9 SQ M / 450.7 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1275418)

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.



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