

property details **approval form**

6 Carlton Close, Danesmoor, Chesterfield, Derbyshire, England, S45 9RP

Date: 20 February 2026

Property Ref and Version: CSF105051 - 0006

selling your home with us!



>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price	5. Room Description
2. Key Features	6. Directions
3. Short Description	7. Property Images
4. Long Description	8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£255,000

Tenure: Freehold

>> **key features**

- > Council Tax Band - C
- > Guide Price - £255,000
- > Four Bedrooms
- > Spacious Kitchen/Diner
- > Front and Rear Garden
- > Ample Parking
- > EPC Rating: Awaited

>> **short description**

The property offers a warm and practical feel throughout, beginning with a spacious front driveway neat lawned frontage. A bright full-width kitchen/diner leading upstairs to three well-arranged bedrooms and a central bathroom, creating a balanced modern layout.

>> **long description**

William H Brown is welcome to offer to the market a stunning property which combines a welcoming exterior with a practical, well balanced interior layout. The front driveway offers generous parking for multiple vehicles, creating an easy and spacious arrival point, while a neat lawn feature softens the frontage and adds kerb appeal.

Inside, the ground floor provides a comfortable mix of living and flexible spaces. A front lounge offers a warm, relaxed setting, while a versatile study or fourth bedroom sits opposite, supported by a convenient downstairs shower room—ideal for guests or adaptable family living. The rear of the home opens into a bright, full-width kitchen/diner, giving plenty of room for cooking, dining, and everyday activity.

Upstairs, a carpeted landing leads to three well-arranged bedrooms and a centrally placed family bathroom. The main bedroom is generously sized, the second double offers quiet rear views, and the third room works well as a child's bedroom or study. Together, the layout provides a comfortable balance of space, practicality, and flexibility.

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>> directions

>> Agent Note

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>> room description

Hallway

The hall acts as the central circulation point, where you can access the lounge, the kitchen/diner, the study/bedroom, and the carpeted staircase to take you up to the first floor.

Lounge

The lounge sits at the front of the house and forms the main living space. Its proportions give it a comfortable, balanced feel: wide enough for a full seating arrangement without feeling cramped, yet compact enough to feel cosy. The rectangular shape allows furniture to be arranged in several ways, and the front-facing aspect brings in plenty of natural light through the double glazed windows.

Kitchen/Diner

Stretching across the rear of the property, the kitchen/diner is the largest and most open room on the ground floor. Its long, linear layout creates a natural division between the cooking area and the dining or family area. The width allows for a full dining table without intruding on the kitchen workspace.

Shower Room

The ground floor shower room is cosy but practical, containing a shower, toilet, and basin. Its placement next to the study/bedroom enhances the flexibility of the ground floor, allowing it to function almost like a small guest suite.

Study/Bedroom 4

At the rear of the ground floor is a versatile room that can function either as a study or a fourth bedroom: large enough for a double bed, making it suitable for guests or for someone who prefers ground-floor accommodation or, alternatively, a generous workspace with a desk, shelving, and storage.

Rear Garden

This rear garden feels instantly welcoming, with a clean sweep of lawn framed by neat hedging and a smart patio that steps straight out from the house. Tucked into one side, the summerhouse gives the space an extra layer of usefulness, whether it be for storage, a hobby space or a little retreat, but it rounds off the perfectly.

Landing

A carpeted landing on the first floor, allows access to the three upstairs bedrooms and the family bathroom.

Bedroom 1

This room feels like the natural main bedroom, offering enough space for a double or king-size bed, wardrobes, and additional furniture. The room's shape makes it easy to furnish, and the front-facing aspect brings in good light, making it a bright and comfortable space.

Bedroom 2

This second double bedroom sits above the kitchen/diner and works well as a guest or child's bedroom and can comfortably accommodate a double bed and storage. Its position at the rear of the house often makes for a quieter room.

Bedroom 3

The third bedroom is cosy and positioned at the front of the house. Its compact size makes it ideal as a child's room or

Your William H Brown office: 6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP

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nursery as it is perfectly functional for a single bed and essential furniture, or dedicated study area.

Shower Room

The family bathroom sits centrally on the first floor, making it convenient for all three bedrooms. It contains a large walk-in shower, basin, and toilet, arranged efficiently within the space. The room is sized to meet everyday needs without feeling overly tight.

Front Garden/ Driveway

A front garden and driveway gives the property a tidy and welcoming approach. The driveway provides ample parking, with enough space for multiple vehicles without feeling crowded, and its open layout makes access easy. A neat lawn feature at the front softens the hardstanding, adding greenery and giving the house a more attractive, balanced frontage.

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>> **property images**



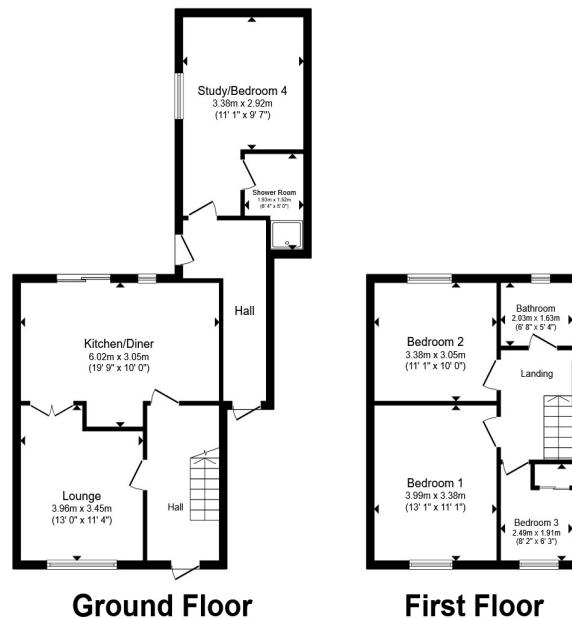
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>> floor plan



Total floor area 104.1 m² (1,121 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Cameron Sorockyj		
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