



**Sherbourne Avenue, Chesterfield S41 8TL**



**welcome to**

## **Sherbourne Avenue, Chesterfield**

A beautiful well presented home featuring two bright reception rooms, a spacious kitchen, three comfortable bedrooms and a modern bathroom, enhanced by a private rear garden and a practical driveway, offering an inviting and versatile setting ideal for relaxed, everyday family living.

### **Living Room**

A welcoming room that works perfectly as a cosy retreat. It's proportions make it easy to furnish, and it naturally suits softer lighting and comfortable seating. It's the kind of room that becomes a favourite spot in the evenings, offering warmth and privacy away from the larger social spaces.

### **Kitchen**

A generous, sociable kitchen with the features to accommodate both cooking and gathering. With ample room for a dining table or island, and the shape of the room makes it feel bright and practical. It's the natural hub of the home, ideal for everyday living, family meals, and relaxed entertaining.

### **Sitting Room**

This is the home's most expansive ground floor space, running the full depth of the property and giving you that long, elegant sweep from one end to the other. It's width allows you to break the room into natural zones, whether that's a formal seating area, a quieter reading corner, or a family space. The length draws in the natural lighting beautifully and accommodates indoor outdoor living, ideal for the upcoming seasons.

### **Hall/ Landing**

The hall provides a clear, central route through the ground floor, setting the tone as you enter and giving each room its own defined sense of arrival.

### **Bedroom 1**

A calm, comfortable main bedroom with space for a double bed and additional furniture without feeling crowded. Its layout makes it easy to arrange, and the room has a naturally restful atmosphere.

### **Bedroom 2**

Slightly longer in shape, this bedroom offers flexibility for a child's room, guest space, or home office. It's proportions make it easy to adapt to changing needs while still feeling bright and balanced.

### **Bedroom 3**

A compact but well planned room that works beautifully as a nursery, study, or single bedroom. It makes excellent use of its footprint and feels practical and efficient.

### **Bathroom**

Positioned conveniently for all three bedrooms, the bathroom provides a functional, well organised space for daily routines, completing the first floor with a sense of practicality and ease.

### **Rear Garden**

The rear garden feels private and well proportioned, opening out into a space that works just as well for quiet downtime as it does for family life. The space gives you room for seating, planting, or a play area without it feeling crowded. The layout encourages easy outdoor living, with enough openness to enjoy the sun and enough structure to shape into something more personal whether that's a lawn for children, a patio for dining, or a more landscaped garden.





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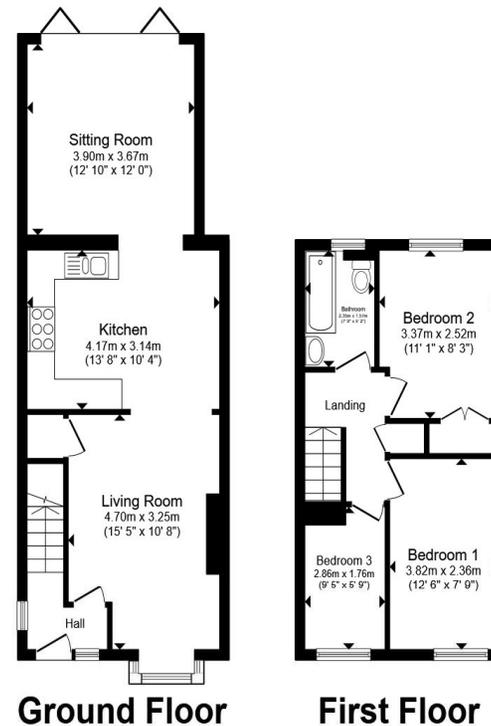
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## Sherbourne Avenue, Chesterfield

- Council Tax Band - C
- Guide Price - £260,000
- Three Bedroom Detached
- Sun Room
- Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£260,000**



Total floor area 83.1 m<sup>2</sup> (894 sq.ft.) approx

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