







299 Ashgate Road

Ashgate • Chesterfield • S40 4DB

£320,000

Welcome to this well-presented three-bedroom semi-detached home, situated in the highly sought-after area of Ashgate. The property enjoys excellent access to a wide range of everyday amenities, including local shops and services, while the popular Chatsworth Road and Chesterfield town centre are both within easy reach. The area is well served by highly regarded schools, making it particularly appealing to families. For those who enjoy the outdoors, Linacre Reservoir, Holmebrook Valley Park, and Queen's Park provide excellent opportunities for walking, leisure, and green space. Convenient transport links include easy access to Chesterfield town centre, the train station, major road networks, and the M1. This property makes an ideal home for couples and families alike. The property is entered via a side entrance into the hallway, where the staircase leads to the first floor and a convenient ground floor WC is positioned towards the rear. To the right is the living room, a spacious and bright reception area benefitting from plenty of natural light through large sliding doors to the front of the property. A feature fireplace creates an attractive focal point. To the left of the hallway is the kitchen diner. The dining area provides ample space for a family dining table, while the adjoining kitchen is fitted with modern units, integrated appliances, generous storage, and additional space for freestanding appliances. Sliding doors from the dining area lead through to the conservatory, providing a bright and versatile additional reception space with room for seating. A side door opens directly onto the rear garden. To the first floor are three bedrooms and the family shower room. The principal bedroom is positioned at the front of the property and is a spacious double room benefitting from fitted storage, along with its own ensuite WC and wash basin. Bedrooms two and three overlook the rear garden, with bedroom two being another well-proportioned double room featuring fitted wardrobes and bedroom three a good-sized single room. The family shower room has been completely refitted in 2025 and is modern and fully tiled, fitted with a three-piece suite comprising a generous shower cubicle, wash basin, and WC. The property also benefits from an entire new boiler system, fitted in September 2026, providing further peace of mind for the new owners. Externally, the enclosed rear garden is long and designed for low-maintenance enjoyment. Predominantly laid to patio, the garden is surrounded by established bushes and shrubs and continues to a pebbled area at the rear. A thatched gazebo provides an attractive and sheltered seating area, creating an ideal space for relaxing and entertaining. A shed offers useful additional storage, while the detached garage can also be accessed directly from the garden via a side door. To the front of the property, a long driveway provides off-road parking for multiple vehicles and is complemented by established trees.





- Three Bedroom Semi Detached House
- Sought After Location, Close to Town Centre
- Spacious Living Room w/ Front Sliding Doors & Fireplace
- Open Kitchen Diner w/ Integrated Appliances
- Further Conservatory Going onto Rear Garden
- Three Good Sizes Bedrooms
- Modern Three Piece Suite Shower Room
- Long Low Maintenance Rear Garden w/ Decking & Detached Garage
- Spacious Front Driveway Parking
- Council Tax Band C





299 ASHGATE ROAD

APPROXIMATE GROSS INTERNAL AREA = 128.7 SQ M / 1384.9 SQ FT

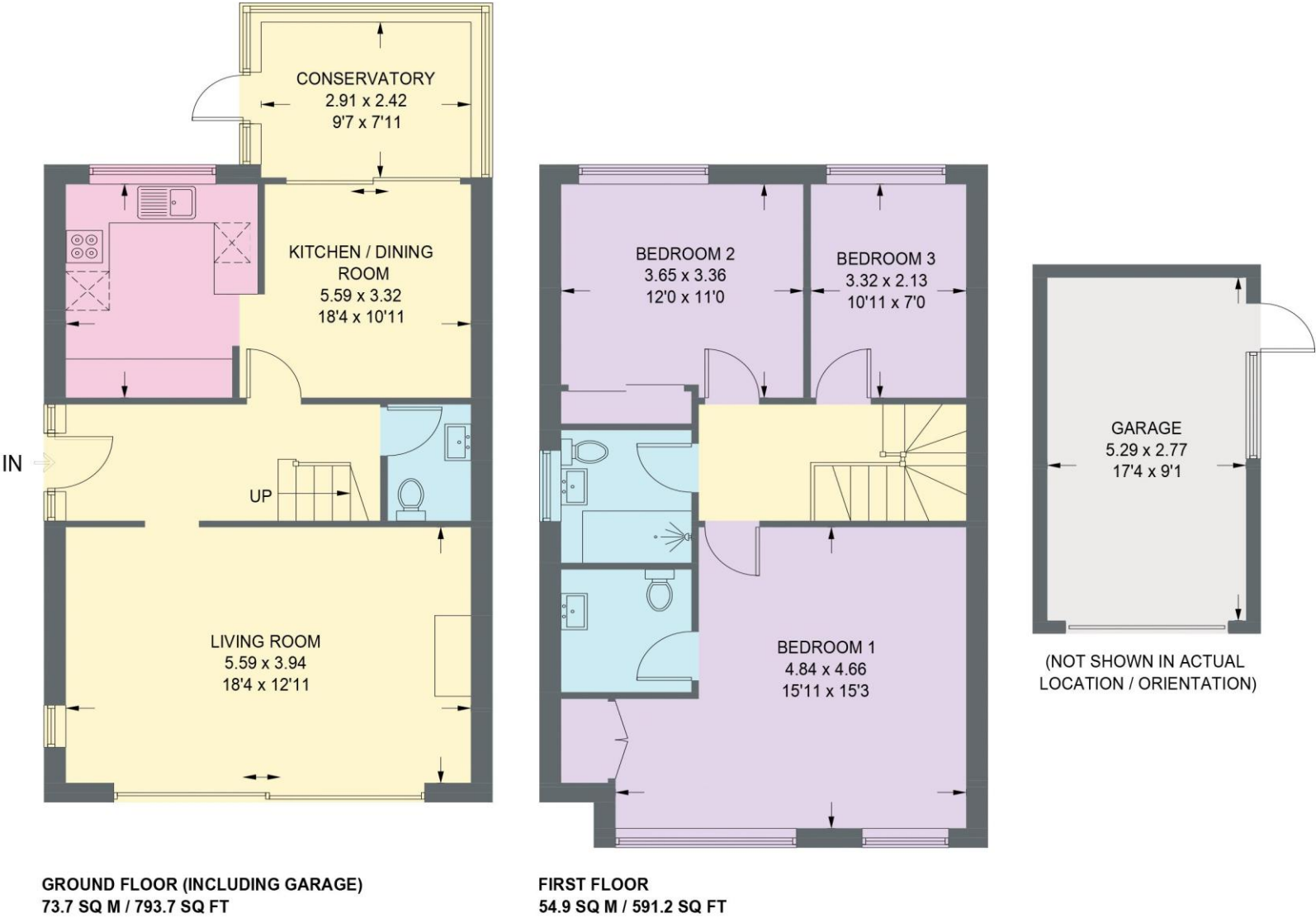


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1337165)

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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