







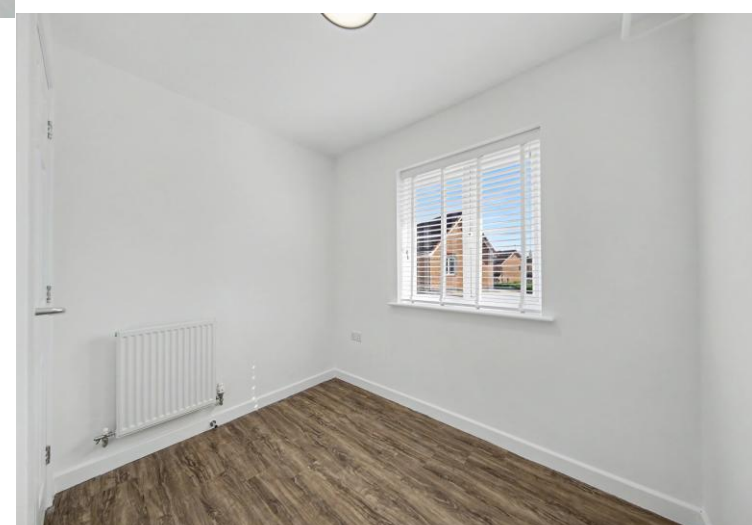
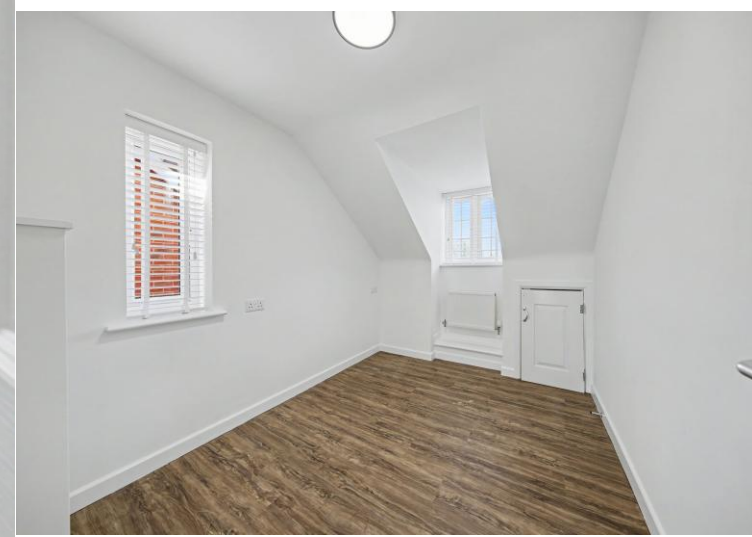
12 Trevorrow Crescent

Chesterfield • Derbyshire • S40 2GH

£325,000

Fully refurbished and offered with no upward chain, this attractive four-bedroom detached family home is located within a well-established and popular area of Chesterfield. Positioned a short distance from Chesterfield town centre, the property enjoys access to a wide range of shops, amenities, and leisure facilities, with the train station also easily accessible. Excellent transport links include regular bus services and straightforward road access to key commuter routes. The area is well served by reputable local schools and close to parks and green spaces, including the much-loved Queen's Park, making this an ideal home for families looking to move straight in. The front door opens into a small entrance hallway, leading left into the front-facing living room, a welcoming space featuring a bay window and access to additional storage. From here, the room opens seamlessly into the modern kitchen, which has been thoughtfully designed with extensive storage, integrated appliances, space for a freestanding fridge freezer, and a striking long central island. Bi-fold doors open directly onto the rear garden, creating a bright and sociable living environment. The kitchen also benefits from a further external door, as well as access to a useful ground-floor WC. Flowing from the kitchen is the dining room, created from a converted garage and offering a generously proportioned family dining or living space. To the first floor, the main bedroom is a well-sized, front-facing double benefitting from its own modern en-suite shower room and an additional storage cupboard. Bedrooms two and three are both comfortable doubles, with bedroom two overlooking the rear and bedroom three positioned to the front. Bedroom four is a single room to the rear, ideal for use as a home office or nursery. The family bathroom has been fully modernised and is fitted with a freestanding bath with shower attachment, wash basin, and WC. Externally, the property features a south-facing, enclosed rear garden, designed for low maintenance and offering generous patio seating areas alongside an AstroTurf lawn. To the front, a paved driveway provides off-road parking for multiple vehicles.



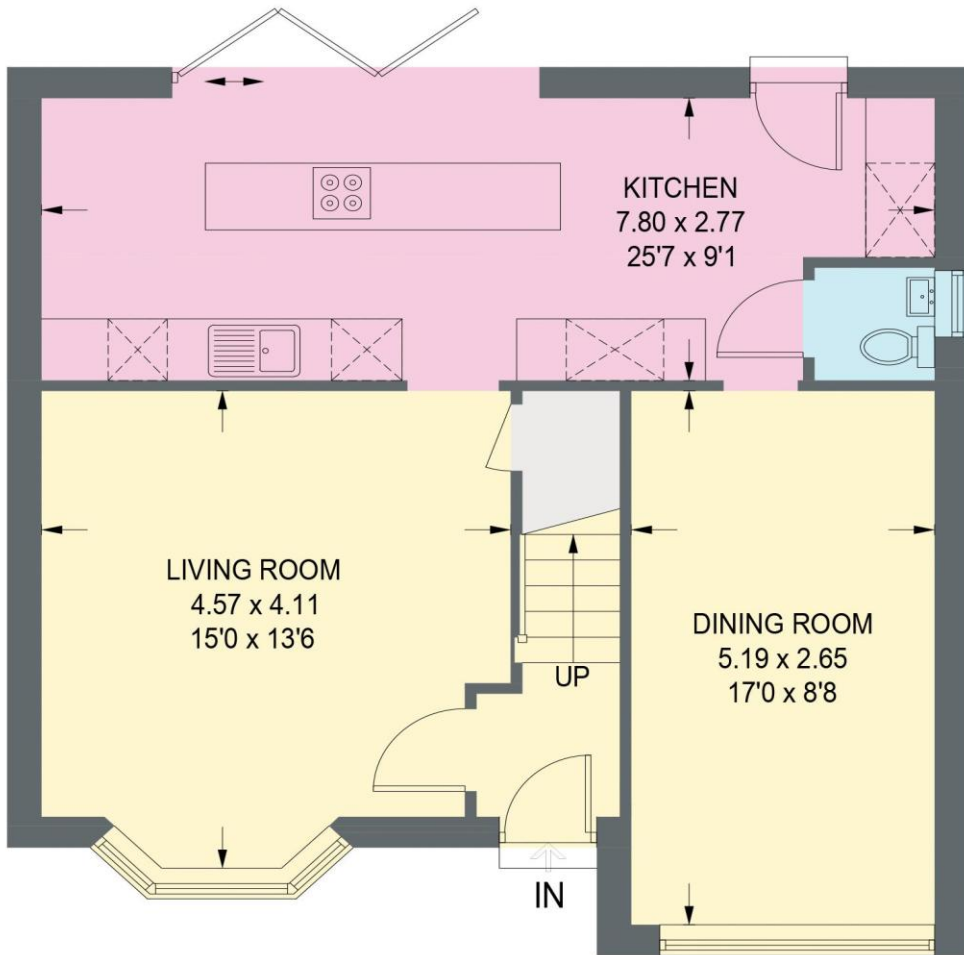


- Fully Refurbished Four Bedroom Detached House
- Offered with No Upward Chain
- Front Facing Bay Windowed Living Room
- Modern Open Plan Kitchen w/ Feature Island & Bi-Fold Doors onto Rear Garden
- Separate Dining Room
- Four Well Proportioned Bedrooms
- Modern Family Bathroom & Shower Room to Principle Bedroom
- South Facing Low Maintenance Rear Patio & AstroTurf
- Driveway Parking for Multiple Vehicles
- Council Tax Band C

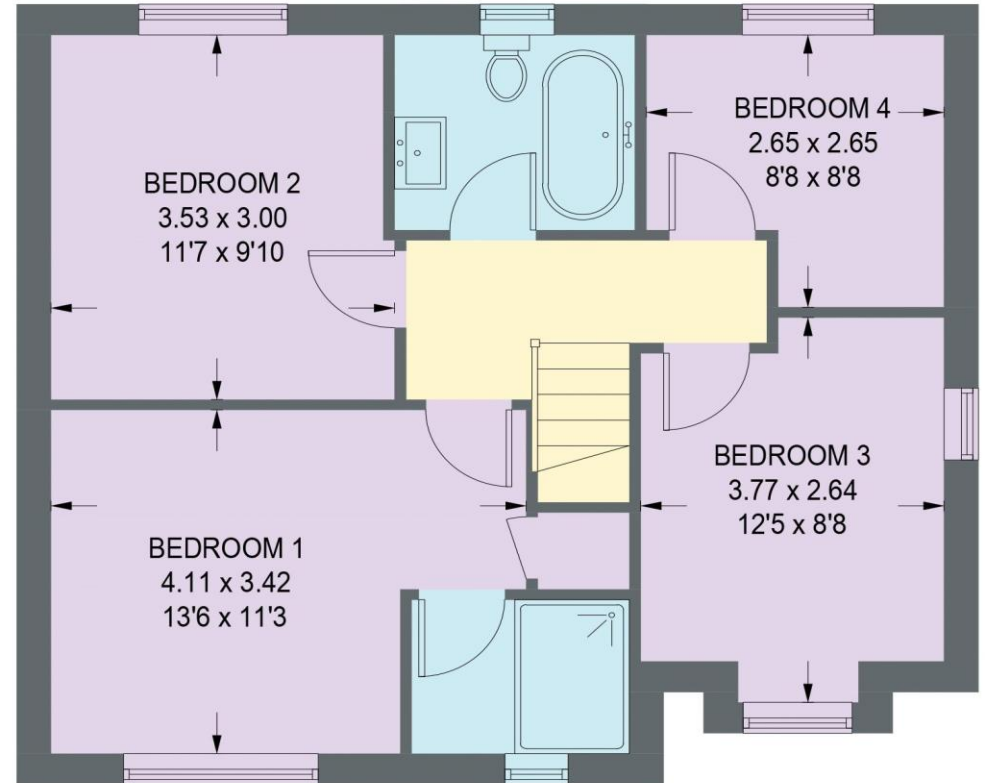


12 TREVORROW CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 109.1 SQ M / 1174.2 SQ FT



GROUND FLOOR = 56.2 SQ M / 605.1 SQ FT



FIRST FLOOR = 52.9 SQ M / 569.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1290747)



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