







## 22 Fairfield Road

Chesterfield • Derbyshire • S40 4TP

£240,000

A well-presented and deceptively spacious four-double-bedroom, four-storey mid-terraced home, ideally positioned on the edge of Chesterfield town centre and within easy walking distance of its many amenities. The location offers a wide selection of shops, supermarkets, cafés, and everyday services, along with convenient access to the train station. Strong transport links include regular bus services and quick road connections to Sheffield and Derby. The area is also well served by local schools, nearby green spaces, and scenic walking routes, making this an excellent family home for those requiring generous living space. The property is entered via a side entrance, opening into a welcoming hallway that also provides access to the basement, currently used as a storage and hobby room. From the hallway, turning right leads into the living room, a characterful space featuring a bay window and an open fireplace. To the left of the hallway is the dining room, a generously proportioned family seating area with its own feature fire, which opens through to the modern kitchen. The kitchen is fitted with shaker-style units, integrated appliances, and additional space for freestanding items, and also provides access directly out to the rear garden. The first floor accommodates three well-proportioned double bedrooms and a bathroom. Bedroom three is positioned at the front and is currently used as a home office, while bedrooms two and four overlook the rear garden and offer excellent space. The bathroom is modern in style and fitted with a freestanding bath, a separate shower cubicle, and a wash basin, complemented by a separate WC. Occupying the second floor is the impressive principal bedroom, offering privacy and a generous layout. This room benefits from its own three-piece en-suite, comprising a corner shower cubicle, wash basin, and WC. Externally, the property features an enclosed, low-maintenance rear patio garden, as well as a small outdoor store, while on-street parking is available to the front.





- Deceptively Spacious Four Bedroom Mid Terraced House
- Walking Distance to Chesterfield Town Centre
- Excellent Transport Links - Perfect Family Home
- Front Living Room w/ Feature Bay Window & Basement Room
- Dining Room w/ Log Burner Opening into

#### Shaker Style Kitchen

- Three First Floor Double Bedrooms
- Modern Bathroom w/ Separate Bath & Shower
- Second Floor Principle Bedroom & Ensuite
- Patio Rear Garden & On Street Parking
- Council Tax Band B



# 22 FAIRFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 133.7 SQ M / 1439.1 SQ FT

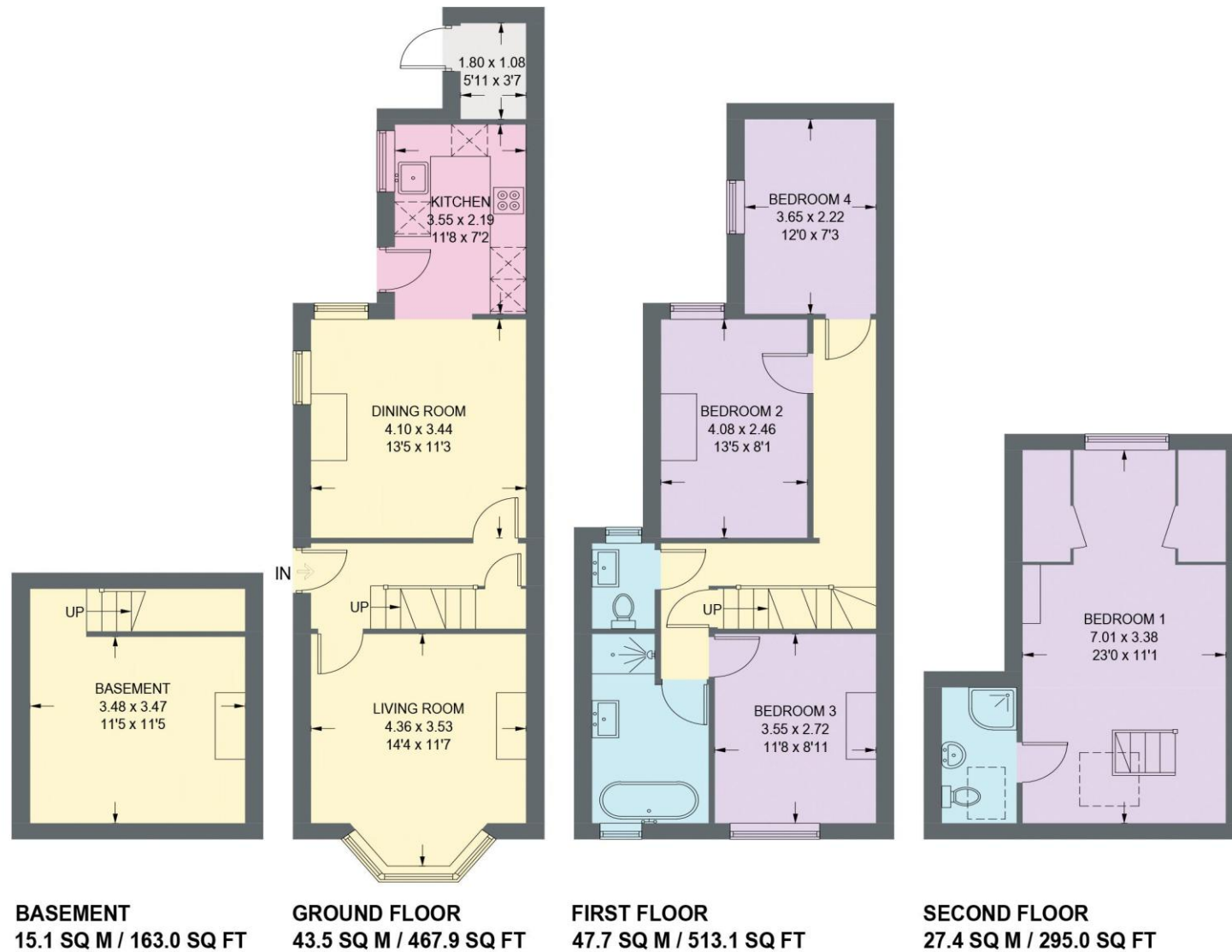


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1290116)

