



DALES & PEAKS



**36 Lansdowne Avenue**  
, Chesterfield, S41 8PL

Guide Price £425,000



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, Chesterfield, S41 8PL

£425,000 - £450,000 (Guide price)

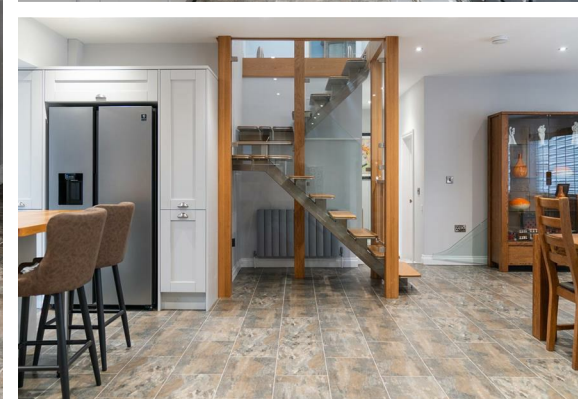
Situated in the sought after location of Newbold, close to local amenities on the outskirts of Chesterfield Town Centre is this stylish, one-off 4 double bedroom detached property.

A stand out feature of this property is its open plan layout. With a fantastic social space leading off the kitchen, the living accommodation is ideal for entertaining but perfectly suited to a growing family.

Externally the property sits in a generous corner plot, to the front and side is a landscaped garden with gated access. To the side of the property is a large gated driveway and adjoining garage providing ample off road parking. To the rear is a large landscaped garden with lawn and patio area.

Offering 2023 sqft of accommodation over 2 storeys, the property feature a flexible layout with large bedrooms on both the ground floor and first floor, 3 bathrooms including the master ensuite, the bespoke island kitchen comes with a range of integrated appliances and granite worktops, off the kitchen is a large, open plan living space as well as conveniences such as a separate utility and boot room.

The ground floor comprises; entrance porch, bespoke island kitchen with granite worktops and a range of integrated appliances, separate utility / shower room, open plan living and dining space, 2 large double





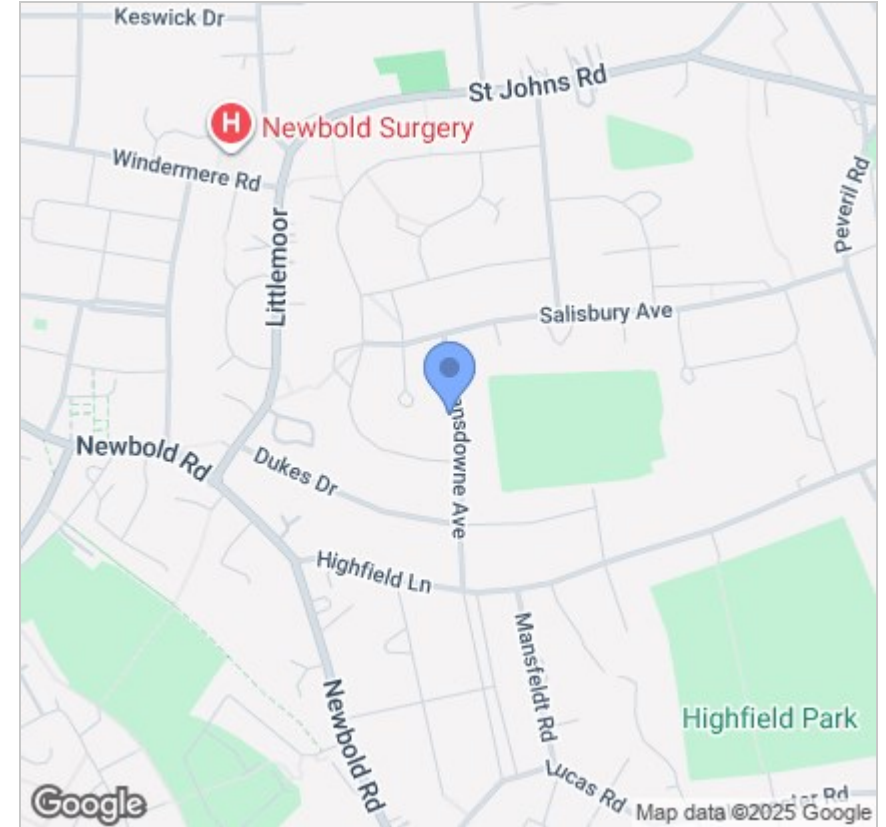
bedrooms including the master bedroom with en-suite bathroom.

The first floor comprises; 2 very spacious double bedrooms and a further bathroom.

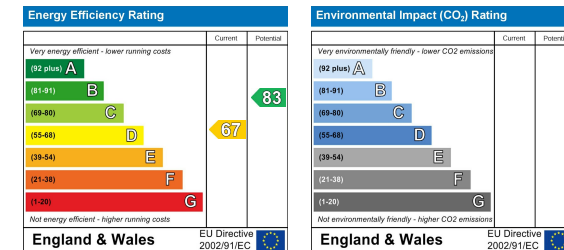
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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