







3 Briardene Close

Holme Hall • Chesterfield • S40 4XY

Guide Price £240,000 to £250,000

Welcome to this three-bedroom detached home, offered to the market with no upward chain and situated in a popular cul-de-sac location within Holme Hall. The property benefits from a range of nearby amenities, including supermarkets, everyday services, and local conveniences, while Chesterfield town centre is just a short drive away, offering a wider selection of shopping, leisure, and dining facilities. The area is well served by reputable schools and enjoys excellent transport links, with convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Nearby green spaces include Queen's Park and Holmebrook Valley Park, both offering attractive walking routes and leisure opportunities. This property presents an ideal opportunity for couples and families looking to create a home tailored to their own tastes. The property is entered via a small entrance hallway with stairs rising to the first floor. To the right is the living room, a well-proportioned front-facing reception room featuring a fireplace and providing a comfortable living space. Double doors lead through to the dining room, which offers ample space for family dining and entertaining. From here, there is access to the kitchen, fitted with a U-shaped arrangement of units and providing space for freestanding appliances. The kitchen also benefits from an external side door and internal access to a useful ground floor WC. Also accessed from the dining room is the conservatory, a bright and versatile additional reception space featuring double doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. To the first floor are three bedrooms and the family bathroom. Bedrooms one and three overlook the rear garden and enjoy attractive open field views beyond. Bedroom one is a spacious double room, while bedroom three is a single bedroom, ideal as a nursery, study, or home office. Bedroom two is positioned at the front of the property and is another double bedroom, benefitting from fitted storage cupboards. The family bathroom is fully tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. The landing also benefits from useful storage. Externally, the rear garden is private and enclosed, beginning with a patio area before stepping up to a lawned garden bordered by mature shrubs and bushes. The garden backs onto open fields, creating an attractive outlook. To the front of the property is a lawned garden and a paved driveway providing off-road parking for multiple vehicles. The property also benefits from 2.88kw solar panel array - located at the rear of property (west facing) with an attractive 74.3 p/kWh feed in tariff (transferrable) for the lifetime of the panels.



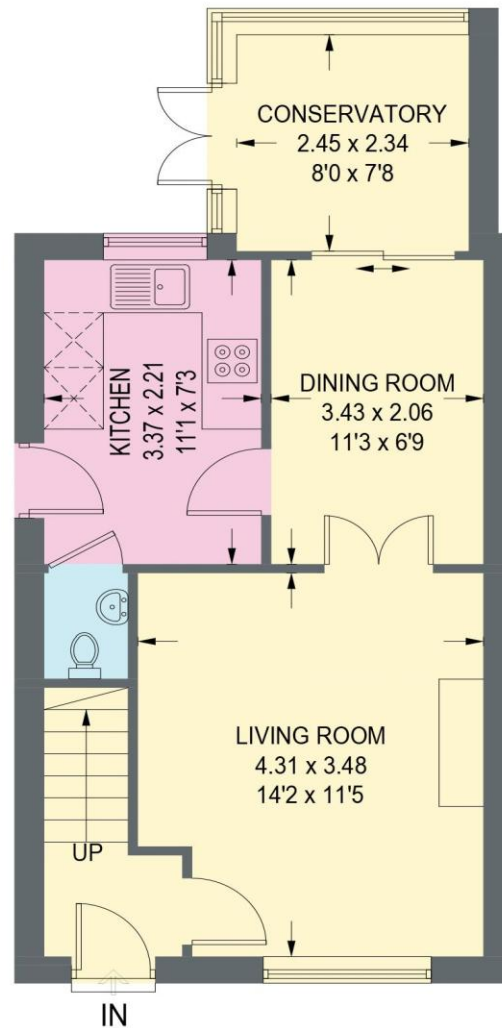


- Offered with No Upward Chain
- Three Bedroom Detached House
- Cul de Sac Location - Ready to Modernise
- Front Facing Living Room w/ Fireplace
- Separate Dining Room & Conservatory
- Three Good Sized Bedrooms
- Tiled Three Piece Suite Bathroom
- Enclosed Rear Garden Backing onto Fields & Owned Solar Panels
- Off Street Parking
- Council Tax Band C

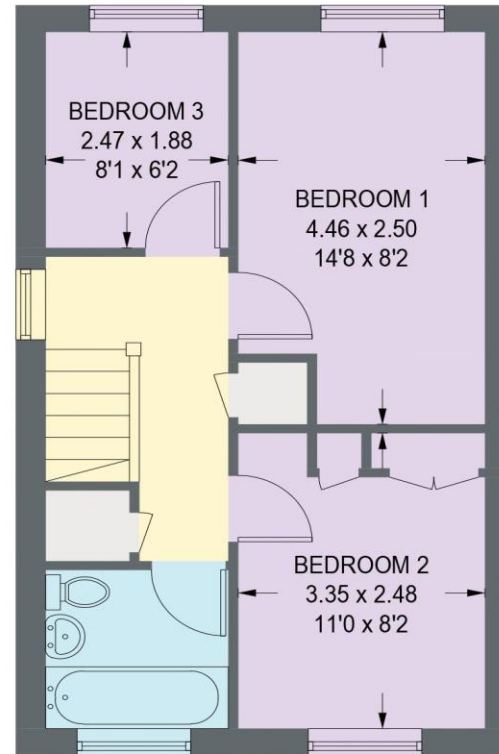


BRIARDENE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 74.9 SQ M / 806 SQ FT



GROUND FLOOR
40.1 SQ M / 431.7 SQ FT



FIRST FLOOR
34.8 SQ M / 374.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1319194)



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