







11 Brookside Glen

Brookside • Chesterfield • S40 3PG

£425,000

Welcome to this modernised and beautifully presented four-bedroom semi-detached family home, situated in the popular area of Brookside. The property enjoys excellent access to a wide range of everyday amenities, while Chesterfield town centre is just a short distance away, offering an extensive selection of shops, restaurants, leisure facilities, and services. Families will appreciate the highly regarded schools nearby, while commuters benefit from superb transport links, including convenient access to major road networks, the M1 motorway, and Chesterfield train station. Queens Park and Somersall Park are both within easy reach, providing attractive green spaces, walking routes, and leisure opportunities. Offering spacious accommodation throughout, this property makes an ideal family home. The property is entered via a welcoming hallway with stairs rising to the first floor. Positioned to the right is the living room, a spacious front-facing reception room featuring a bay window and an attractive fireplace, creating a warm and inviting focal point. Further along the hallway is a convenient ground floor WC. To the rear of the property is the impressive open-plan kitchen diner, providing a fantastic space for modern family living and entertaining. The dining area offers ample room for a family dining table, benefits from useful storage, and provides space for freestanding appliances. French doors open directly onto the rear garden, allowing plenty of natural light to flow through the room. The dining area seamlessly opens into the kitchen, which is fitted with a modern range of shaker-style units incorporating integrated appliances. An additional external door provides further access to the rear garden. To the first floor are four bedrooms and the family bathroom. The principal bedroom is a spacious front-facing double room featuring a bay window and fitted wardrobes. Bedroom two overlooks the rear garden and is another generously proportioned double bedroom. Bedrooms three and four are both positioned at the front of the property. Bedroom three is a well-sized single room with dual aspects to the front and side, making it ideal as a child's bedroom, guest room, or nursery. Bedroom four is currently utilised as a home office, offering excellent flexibility to suit a variety of requirements. The family bathroom is fully tiled and finished to a modern standard, fitted with a four-piece suite comprising a bath, separate shower cubicle, wash basin, and WC. Externally, the enclosed rear garden has been attractively landscaped and is well maintained throughout. A generous patio seating area provides ample space for outdoor dining and entertaining before leading onto a lawned garden. Mature trees to the rear create an attractive backdrop, while a useful garden store provides additional storage. To the front of the property, a spacious driveway provides off-road parking for multiple vehicles and benefits from an EV charging point. The driveway also provides access to the attached single garage, which can additionally be accessed from the rear garden.





- Modern Four Bedroom Semi Detached House
- Popular Location w/ Nearby Schools & Amenities
- Bay Fronted Living Room w/ Fireplace
- Open Plan Kitchen Diner
- Modern Shaker Style Kitchen
- Four Good Sized Bedrooms
- Fully Tiled Four Piece Suite Bathroom
- Enclosed Rear Garden & Patio
- Front Driveway & Attached Garage
- Council Tax Band D/EPC Rating D



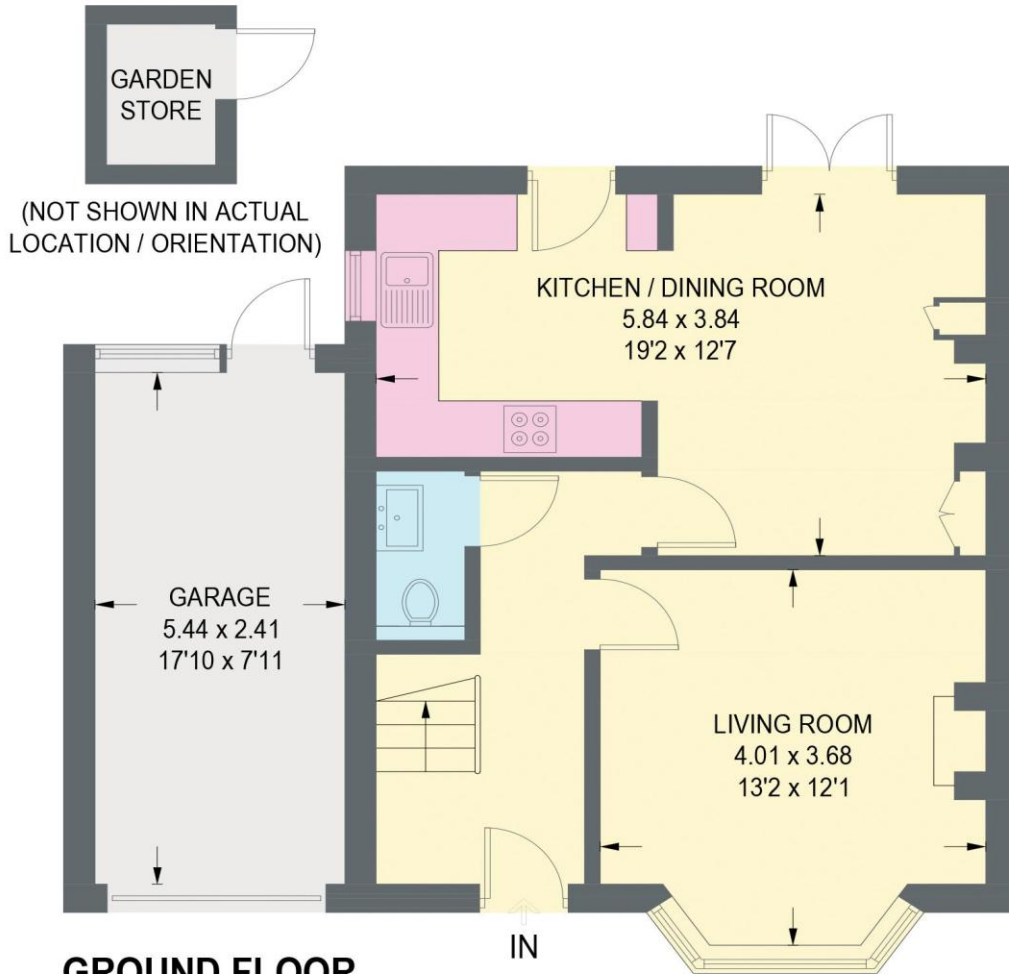
11 BROOKSIDE GLEN

APPROXIMATE GROSS INTERNAL AREA = 100.8 SQ M / 1085 SQ FT

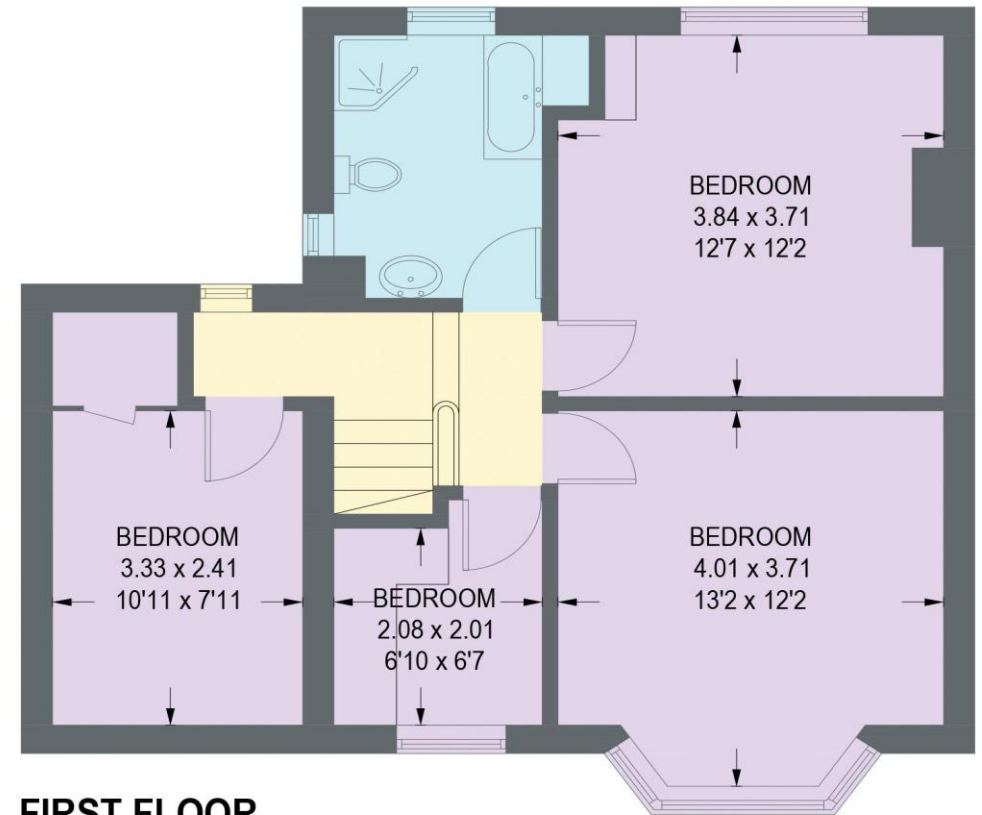
GARAGE = 13.2 SQ M / 142 SQ FT

TOTAL = 114.0 SQ M / 1227 SQ FT

(EXCLUDING GARDEN STORE)



GROUND FLOOR
44.7 SQ M / 481 SQ FT



FIRST FLOOR
56.1 SQ M / 604 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale



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