Almond Avenue, Barlborough Chesterfield S43 4ZG

william h brown

welcome to

Almond Avenue, Barlborough Chesterfield

A modern three-storey home offering a bright lounge, sociable kitchen/diner and a practical first floor with two well-proportioned bedrooms and a family bathroom. The top floor hosts a superb main bedroom, while the rear garden provides a private, easy-to-enjoy outdoor space.

Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Front Of Property
The home sits behind a neat practical frontage with space for parking, giving the property a welcoming first impression before you step inside. The approach feels tidy and manageable, setting the tone for the home.

Porch
A cosy, sheltered porch provides a useful buffer from the outdoors - Ideal for kicking off shoes, hanging coats or simply creating a sense of arrival before moving through to the lounge

Lounge
A bright well-proportioned lounge sits to the front of the home, offering a comfortable retreat with space for both seating and personal touches. With its balanced dimensions, it works beautifully as an everyday living space - somewhere to unwind, entertain or enjoy quiet evenings.

Hall
The hall opens in the centre of the home connecting directly to the lounge, kitchen/diner, downstairs w/c and access to the stairs for the first floor.

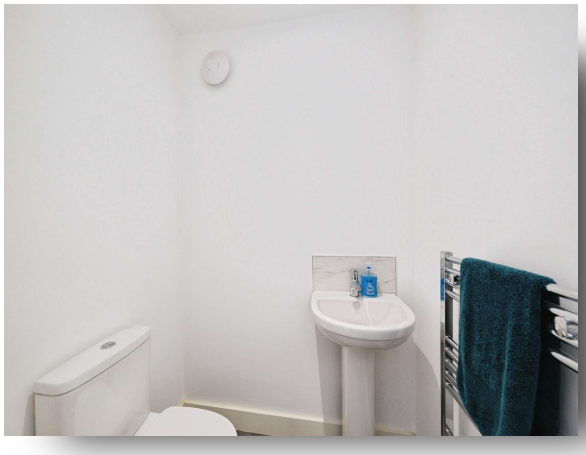
Downstairs W/C
The ground floor w/c adds a welcoming practicality, positioned conveniently off the hall and ideal for guests or busy mornings.

Kitchen / Diner
At the rear, the kitchen / diner forms the heart of the home - a sociable, light-filled space with room for cooking, dining and gathering. It's layout supports everyday family life, with clear zones for meal prep and a comfortable dining area that naturally draws people together. Doors leading to the rear garden enhances the sense of openness and creates a lovely opportunity for indoor-outdoor living.

Stairs / Landing
The staircase rises smoothly to a bright landing that serves the two first-floor bedrooms and the bathroom. It feels open and easy to navigate, with a natural flow between rooms.

Bedroom Two
A generous double bedroom with excellent proportions, offering plenty of space for furniture and a calm, restful feel. Its size makes it a standout room on this level, ideal as a main guest room or a comfortable family bedroom.

Bedroom Three
A well-shaped third bedroom that works perfectly as a child's room, home office or hobby space. Its layout makes furnishing straightforward, and it feels bright and welcoming.



Bathroom
A family bathroom is positioned centrally on the first floor, offering a clean, practical space for daily routines. it's placement between the two bedrooms makes it especially convenient for family living

Stairs
A second flight of stairs lead up to the top floor, giving a sense of separation and privacy as you move towards the main bedroom.

Main Bedroom
The entire top floor is dedicated to a superb main bedroom - a spacious, light-filled retreat with impressive proportions. With room for a sleeping area, dressing space and even a quiet reading corner, it feels like a private sanctuary tucked away from the rest of the home. The generous layout adds a touch of luxury and makes this level a true highlight.

Rear Garden
The rear garden extends from the kitchen/diner, offering a private outdoor space that's easy to maintain and ideal for relaxing or entertaining. Whether used for summer dining, children's play or simple quiet moments, it provides a welcome slice of outdoor living directly off the main social space of the home.

Agents Note - Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

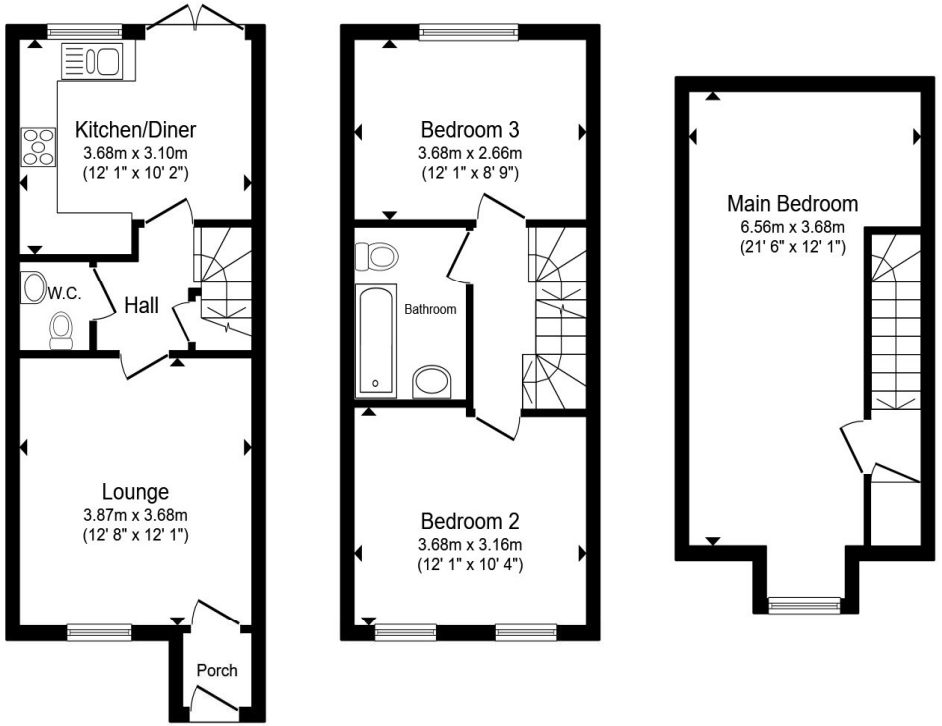
welcome to

Almond Avenue, Barlborough Chesterfield

- Council Tax Band - B
- Three-Storey Layout
- Bright Front Lounge
- Sociable Kitchen/Diner
- Two First-Floor Bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£225,000



Total floor area 87.4 m² (941 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/CSF105449

The Property Ombudsman

Property Ref:
CSF105449 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01246 204492

chesterfield@williamhbrown.co.uk

6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.