







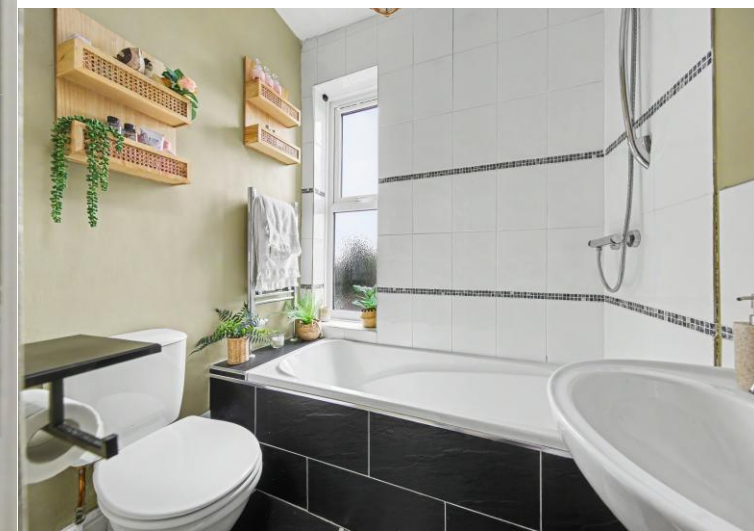
2 Albion Road

Chesterfield • Derbyshire • S40 1NB

Guide Price £325,000 to £350,000

Welcome to this fully modernised and beautifully presented three-bedroom end-terraced home, ideally situated in Chesterfield. The property enjoys excellent access to the town centre, offering a wide range of shopping, leisure, and everyday amenities. Families will appreciate the selection of well-regarded schools nearby, while commuters benefit from excellent transport links, including convenient access to major road networks, the M1 motorway, and Chesterfield train station. Queens Park is also within easy reach, providing beautifully maintained gardens, leisure facilities, scenic walking routes, and the popular cricket ground. Ready to move straight into, this attractive home is perfectly suited to families seeking stylish and spacious accommodation. The property is entered via a side entrance, where the staircase rises directly ahead. To the left is the living room, a bright and inviting front-facing reception space featuring a bay window, contemporary décor, and a stylish log burner, creating a warm and welcoming focal point. To the right is the impressive open-plan kitchen diner. The dining area benefits from a feature side bay window, creating a versatile space currently utilised as an additional seating area, although equally suited to formal dining. The dining room also provides access to the cellar, offering useful additional storage. Opening seamlessly from the dining area is the modern kitchen, fitted with a stylish range of shaker-style units and integrated appliances. A breakfast bar provides further seating, while the generous storage and workspace make it ideal for both everyday living and entertaining. To the rear, a porch provides access to the garden and a convenient ground floor WC. The first floor accommodates two bedrooms and the family bathroom. The principal bedroom is a spacious double room overlooking the side of the property and benefits from a dedicated dressing room, creating a superb principal suite. The room is further enhanced by a modern part-tiled ensuite shower room comprising a walk-in shower, wash basin, and WC. Bedroom three is a well-proportioned single room with dual aspects to the front and side, offering flexibility as a child's bedroom, nursery, or home office. The family bathroom is fitted with a modern part-tiled three-piece suite comprising a bath with overhead shower, wash basin, and WC. Occupying the entire second floor is bedroom two, a spacious and private double bedroom benefitting from excellent natural light through skylights. The room also offers useful built-in storage and additional eaves storage. Externally, the rear garden has been attractively landscaped for ease of maintenance. A decked seating area leads down to a generous patio, providing ample space for outdoor dining and entertaining. A gate at the rear provides access to a private side parking space, while a small lawned area to the side of the property completes the outdoor space.





- Fully Modernised Three Bedroom End Terraced House
- Convenient Chesterfield Town Centre Location
- Contemporary Bay Windowed Living Room w/ Log Burner
- Further Bay Windowed Dining Room w/ Access to Cellar
- Modern Open Shaker Style Kitchen
- Principle Bedroom w/ Dressing Room & Ensuite
- Third Single Bedroom & Spacious Second Room Double
- Low Maintenance Rear Patio & Decking
- Private Side Parking
- Council Tax Band A/EPC Rating E



2 ALBION ROAD

APPROXIMATE GROSS INTERNAL AREA = 137.5 SQ M / 1480.2 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1329970)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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