







36 Rose Avenue

Calow • Chesterfield • S44 5TH

£280,000

Offered to the market with no onward chain is this extended five double-bedroom semi-detached home, situated in the popular area of Calow. The property benefits from a wide range of everyday amenities nearby, including local shops, cafés, and essential services, as well as supermarkets and Chesterfield town centre, which is located just a short distance away. The area is well served by highly regarded schools and is particularly convenient for healthcare professionals, with Chesterfield Royal Hospital close by. Excellent transport links provide easy access to major road networks, the M1 motorway, regular bus services, and Chesterfield train station. Eastwood Park is also nearby, offering attractive green spaces and walking routes. This property presents an ideal opportunity for larger or growing families looking to upsize. The property is entered into a welcoming hallway, which benefits from useful storage. To the right is the living room, a well-proportioned reception space featuring a bay window and fireplace. Straight ahead from the hallway is the kitchen diner, fitted with modern shaker-style units, integrated appliances, and space for freestanding appliances. An external door provides direct access to the rear garden. The kitchen flows through to the dining room, offering ample space for a family dining table and benefitting from double doors opening onto the rear garden, creating an ideal space for entertaining and family living. Also located on the ground floor is a fifth bedroom, a double room overlooking the rear garden, which could equally be used as a study or home office. To the first floor are four further bedrooms and the family bathroom. The principal bedroom is a spacious double room featuring a bay window. Bedroom two overlooks the rear garden and is another generously sized double. Bedrooms three and four are also well-proportioned double rooms, with bedroom three positioned at the front of the property and bedroom four overlooking the rear garden. All bedrooms are doubles, making the accommodation particularly suited to family living. The bathroom is fitted with a modern part-tiled white three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is a generous and enclosed space. A patio area immediately behind the property provides room for seating and also offers access to the detached garage, which benefits from a rear side door. Beyond is a flat and well-maintained lawned garden, with a decked seating area positioned at the rear. To the front of the property, a large paved driveway provides off-road parking for multiple vehicles.





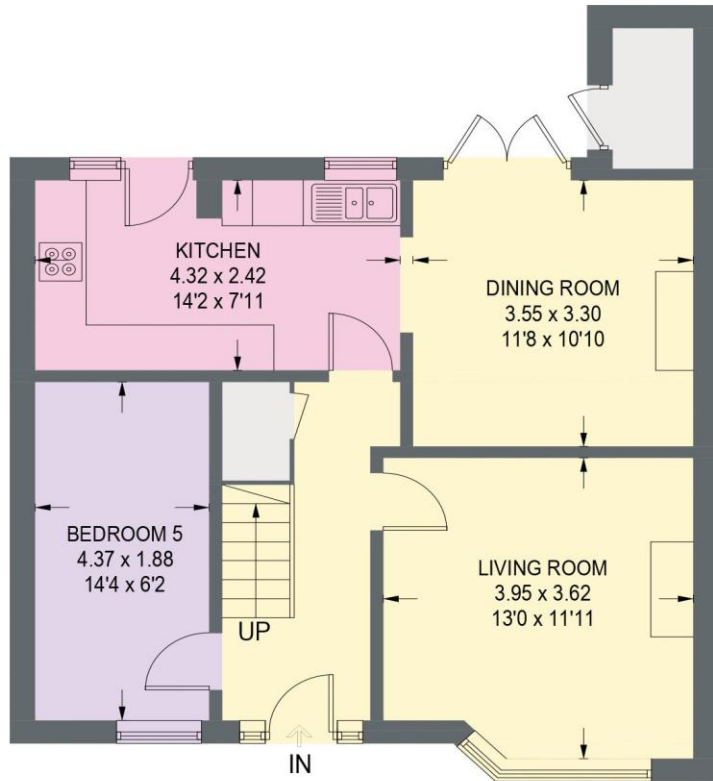
- Extended Five Double Bedroom Semi Detached House
- No Upward Chain
- Spacious Living Room w/ Bay Window & Fireplace
- Modern Shaker Style Kitchen Diner
- Ground Floor Fifth Double Bedroom

- Four Well Proportioned First Floor Double Bedrooms
- Modern Three Piece Suite Bathroom
- Large Enclosed Rear Garden w/ Decking & Detached Garage
- Driveway Parking for Multiple Vehicles
- Council Tax Band B/EPC Rating C

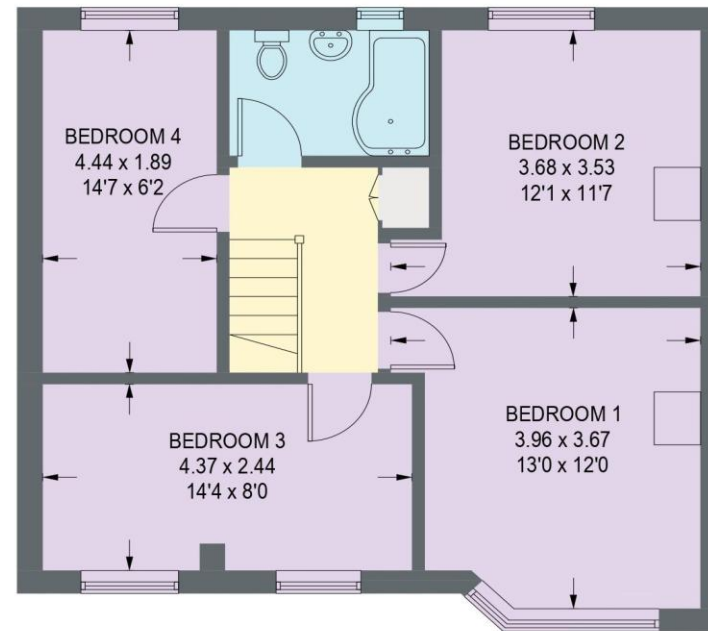


36 ROSE AVENUE

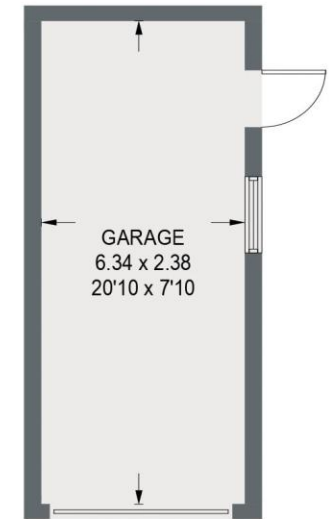
APPROXIMATE GROSS INTERNAL AREA =126.1 SQ M / 1357.4 SQ FT



GROUND FLOOR
71.3 SQ M / 767.7 SQ FT



FIRST FLOOR
54.8 SQ M / 589.8 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1313995)



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