

FOR SALE



61 Princess Street

Brimington | Chesterfield | S43 1HP

3

BEDROOMS

1

BATHROOM

2

RECEPTION / KITCHEN

D

EPC RATING

WELCOME HOME

A Well-Maintained Modern Family Home in Brimington

Set on Princess Street in the popular and friendly residential area of Brimington, this three-bedroom detached house offers practical, comfortable family living behind its own private block-paved driveway.

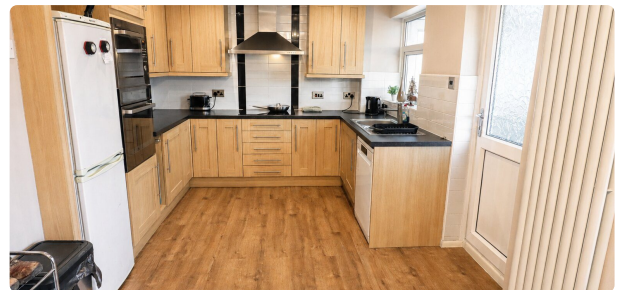
The ground floor centres on a spacious lounge with a large bay window that fills the room with natural light. Folding doors open through to the kitchen/dining room, creating a flexible, semi-open-plan living space that works equally well for everyday life and entertaining. The kitchen itself is fitted with a good range of modern units and integrated appliances, with a separate utility room close at hand and sliding patio doors leading straight out to the rear garden.

Upstairs, the master bedroom is a generous double with fitted, mirrored wardrobes that make the most of the space. The second bedroom is also a comfortable double, while the third room is currently used as a home office and would equally suit a single bedroom or nursery. A family bathroom, fitted with a white suite including a bath with overhead shower, completes the first floor.

Outside, the fully enclosed rear garden is private and low-maintenance, combining a paved patio for outdoor seating with a lawn and a garden shed for extra storage — an easy space to enjoy through the summer months.



LOUNGE



KITCHEN / DINING ROOM

At a Glance

- Detached three-bedroom family home
- Private block-paved driveway with off-road parking
- Bright lounge with large bay window
- Open-plan kitchen/dining via folding doors
- Separate utility room
- Master bedroom with fitted mirrored wardrobes
- Fully enclosed, private rear garden with patio and shed
- Close to local amenities, schools and bus services
- Easy access to the M1 motorway
- Short drive from the Peak District National Park

GALLERY

Inside the Home



Master Bedroom — fitted mirrored wardrobes



Bedroom Two — double room



Bedroom Three — currently a home office



Family Bathroom — white suite, bath with shower



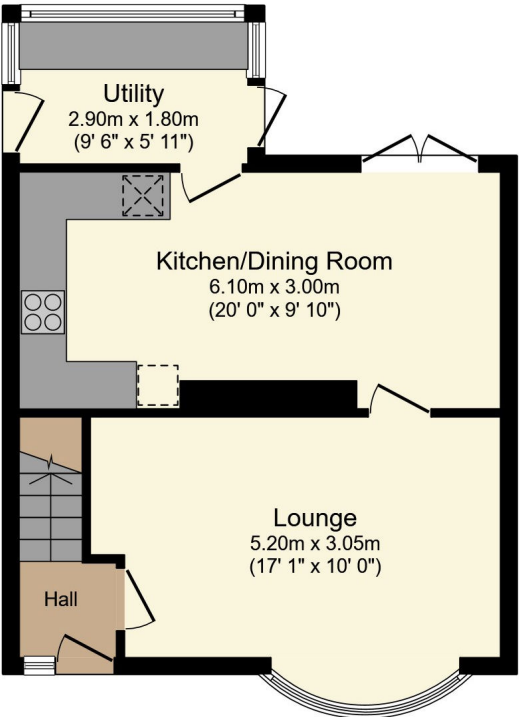
Open-Plan Living — dining flows to lounge



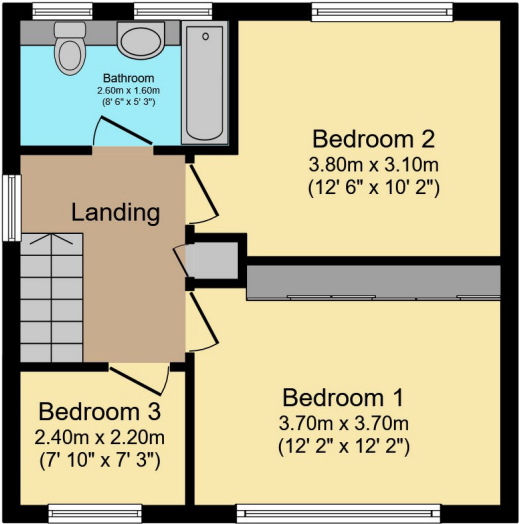
Lounge — second view

LAYOUT

Floorplan & Room Dimensions



Ground Floor



First Floor

Total floor area 81.6 sq.m. (879 sq.ft.) approx

Lounge	5.20m x 3.05m (17'1" x 10'0")
Kitchen / Dining Room	6.10m x 3.00m (20'0" x 9'10")
Utility Room	2.90m x 1.80m (9'6" x 5'11")

Bedroom 1	3.70m x 3.70m (12'2" x 12'2")
Bedroom 2	3.80m x 3.10m (12'6" x 10'2")
Bedroom 3	2.40m x 2.20m (7'10" x 7'3")
Bathroom	2.60m x 1.60m (8'6" x 5'3")

Total floor area approx. 81.6 sq.m. (879 sq.ft.). All measurements are approximate and for guidance only.

OUTSIDE & BEYOND

Garden, Location & Energy Performance



The rear garden is fully enclosed and private, laid mainly to lawn with a paved patio area for outdoor seating and a timber shed providing useful additional storage — a low-maintenance space that's easy to enjoy.

Location

- Popular, friendly residential area of Brimington, Chesterfield
- Close to local shops, supermarkets and schools
- Good bus services nearby
- Easy access to the M1 motorway
- Short drive from the Peak District National Park

CURRENT EPC RATING



Potential rating: **B**

Total floor area: approx. 84 sq. metres

Property type: Detached house

Certificate valid until 5 March 2027

Why You'll Love It Here

- Detached home offering privacy and space
- Flexible, semi-open-plan ground floor living
- Off-road parking for multiple vehicles
- Well-maintained throughout, ready to move in
- Room to improve energy efficiency toward a B rating

Book Your Viewing

A well-presented, move-in-ready family home in one of Brimington's most popular residential pockets — early viewing is recommended to appreciate the space, light and setting this property has to offer.

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Brimington, Chesterfield, S43 1HP

Contact your agent to arrange a viewing