



24 Pomegranate Road  
, Chesterfield, S41 7BN

£350,000

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Situated in this incredibly sought after development, within close proximity to Chesterfield Town Centre and neighbouring stunning Derbyshire countryside is this spacious, practically designed, beautifully finished 3 bedroom detached family home.

Offering a spacious 1227 sqft of accommodation over 2 storeys, the property features a flexible layout, perfectly suited for a growing family, great for entertaining and fantastic for a buyer needing work-from-home space. The open plan living accommodation flows beautifully, the kitchen is highly specified with a range of integrated appliances and the bedrooms are all of a good sized with 2 bathrooms including the principle en-suite shower room.

Externally, to the front of the property is a driveway providing off road parking for 2 cars, and to the rear is a low maintenance garden with a social patio area.

The ground floor comprises; bright and inviting entrance hallway, ground floor WC, under stairs cupboard / laundry room, modern dining kitchen with a range of integrated appliances and patio doors leading onto the garden, partially open plan lounge and the garage has been converted to incorporate a utility / storage space and a flexible use room, ideal for a home office, gym or play room.

The first floor comprises; fully tiled bathroom with bath and overhead





shower, 3 generously sized bedrooms including the principle bedroom with fitted wardrobes and en-suite shower room.

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## Floor Plan

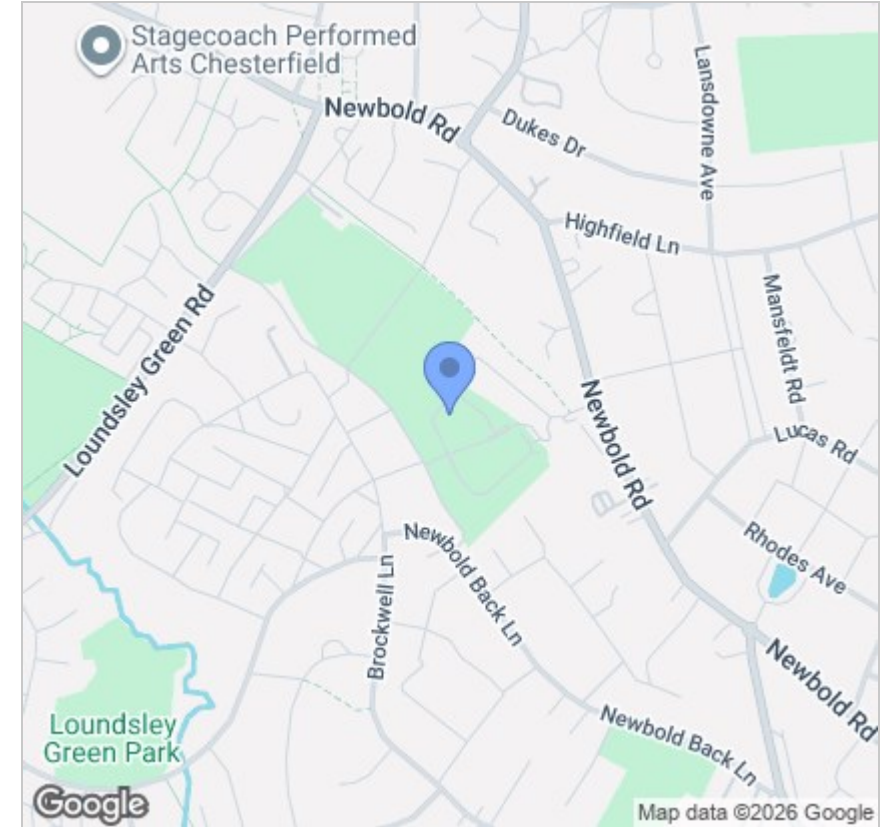


## Viewing

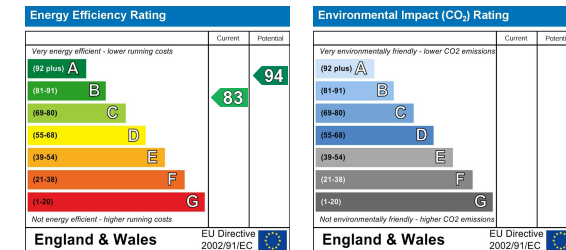
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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