







## 2 Highfield Avenue

Newbold • Chesterfield • S41 7AX

£350,000

A well-presented and modern three-bedroom detached home, situated in the popular area of Newbold. The property benefits from a variety of nearby shops and local services, with a wider range of amenities available in Chesterfield town centre, just a short distance away. Nearby green spaces include Holmebrook Valley Park and Queen's Park, offering excellent walking routes. The area is well served by reputable schools and benefits from excellent transport links, including convenient road connections, regular bus services, access to the M1, and Chesterfield train station. The property provides an ideal home for couples and families alike. The property is entered via the front door into a welcoming hallway, with the staircase positioned ahead. To the left is the living room, a well-proportioned and spacious area featuring a log burner and dual-aspect light from both the front and rear. To the right of the hallway is the kitchen diner, fitted with a modern L-shaped kitchen comprising shaker-style units, integrated appliances, and ample cupboard space. A central island provides breakfast bar seating, along with additional space for a family dining table, creating a sociable and functional layout. From the kitchen, there is access to a separate utility room, offering space for freestanding appliances and a door leading out to the rear garden. The utility room also provides access to a ground floor WC. To the first floor, bedrooms one and two are positioned at the front of the property. Bedroom one is a spacious double, benefiting from access to a wardrobe area and a three-piece ensuite, comprising a corner shower cubicle, wash basin, and WC. Bedroom two is another well-proportioned double with additional storage. Bedroom three overlooks the rear garden and is currently used as an office but is also a double in size. The family bathroom is a generous space, part tiled and fitted with a four-piece suite, including a bath, corner shower, wash basin, and WC. Externally, the rear garden offers an enclosed and low-maintenance space, beginning with a patio area ideal for seating and leading onto a lawn. To the front, the property features a further lawned area, along with a driveway providing off-road parking for multiple vehicles and access to an attached single garage, which can also be reached from the rear garden.





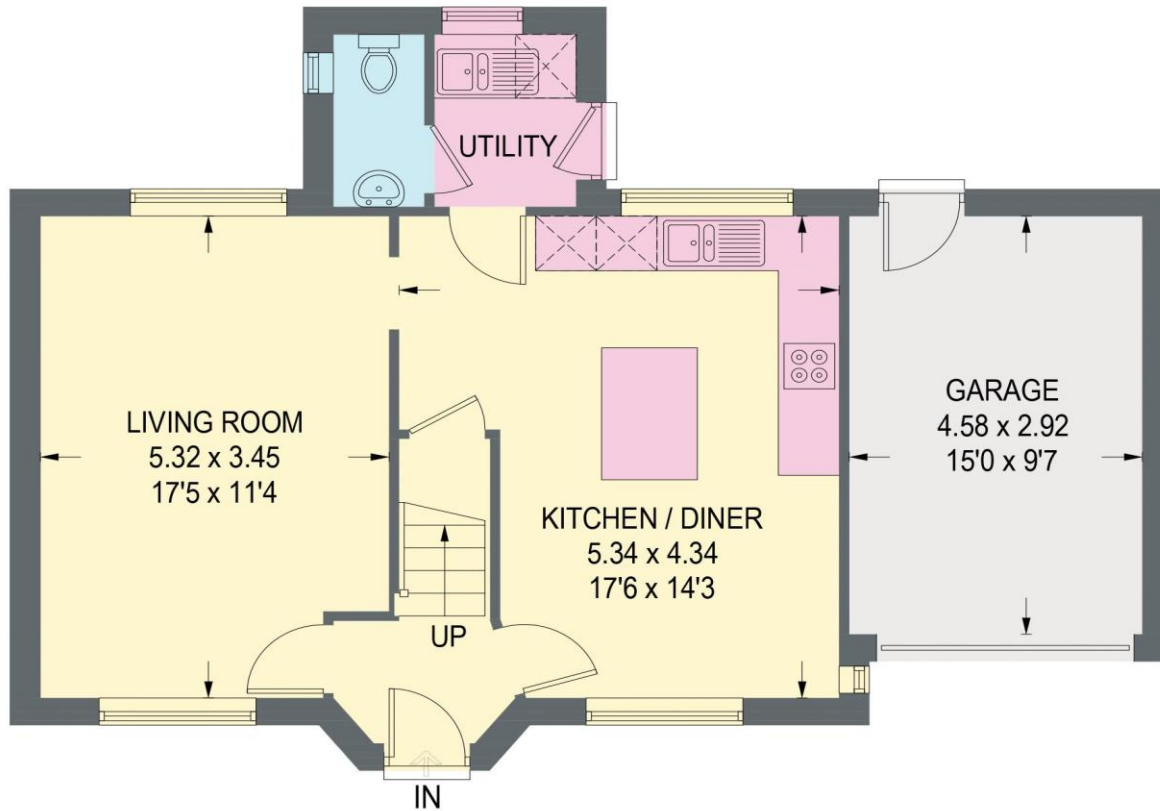
- Modern Three Bedroom Detached House
- Well Presented Throughout
- Living Room w/ Feature Log Burner
- Shaker Style Kitchen Diner w/ Island
- Separate Utility Room & WC

- Three Double Bedrooms
- Family Bathroom & Ensuite
- Enclosed Rear Garden & Patio
- Front Garden, Driveway & Attached Garage
- Council Tax Band D/EPC Rating D

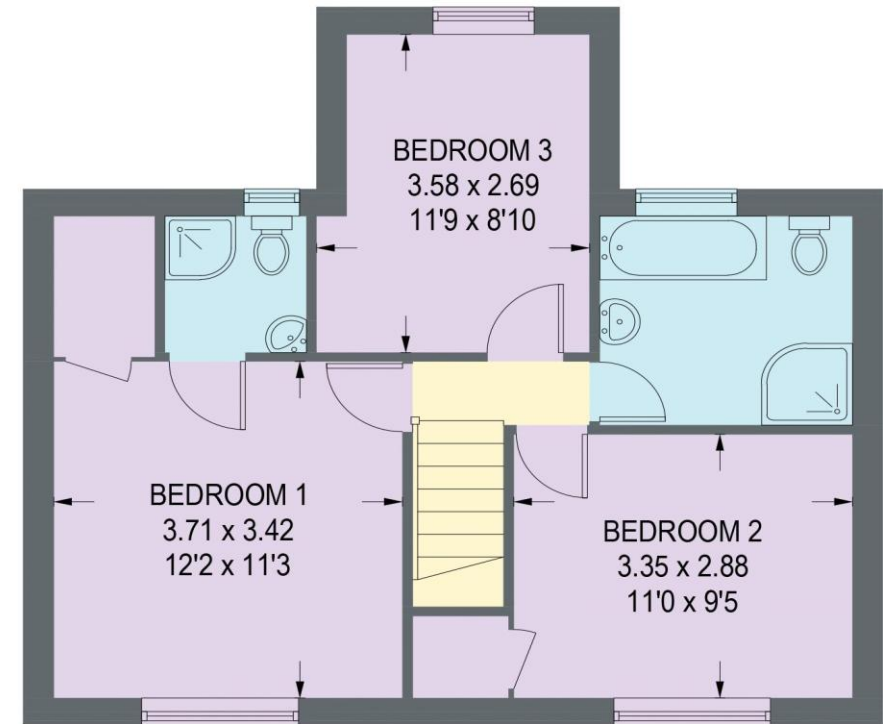


# HIGHFIELD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 107.7 SQ M / 1159.6 SQ FT



**GROUND FLOOR = 61.1 SQ M / 657.2 SQ FT**



**FIRST FLOOR = 46.7 SQ M / 502.4 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1307388)



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