







180 Old Road

Brampton • Chesterfield • S40 3QP

Guide Price £280,000 to £290,000

Welcome to this modernised and beautifully presented two double-bedroom semi-detached home, situated in the highly sought-after area of Brampton. The property enjoys excellent access to a wide range of local amenities, with the popular Chatsworth Road close by and Chesterfield town centre within walking distance. Schools are also conveniently located nearby, while Queen's Park provides an excellent choice for green space, walks, and leisure facilities. Commuters are well catered for, with convenient access to Chesterfield train station, the M1, and surrounding road networks, while the Peak District is just a short drive away. Ready to move straight into, this property makes an ideal home for couples and small families alike. The property is entered via a side entrance into the hallway, with the staircase positioned ahead. To the left is the living room, a stylish front-facing reception space featuring a bay window, contemporary wall panelling, a media wall, and a log burner, creating a cosy yet modern focal point. To the right of the hallway is the spacious kitchen diner, fitted with modern shaker-style units and integrated appliances. A breakfast bar provides informal seating alongside useful additional storage, creating a practical and sociable space. The kitchen flows into a separate utility area, providing further integrated appliances and additional functionality. From here, a side door leads directly onto the rear garden, while an internal door provides access to the ground floor shower room. This modern, part-tiled three-piece suite comprises a corner shower cubicle, wash basin, and WC. To the first floor are two double bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and is a spacious double, benefitting from an open fireplace and useful storage cupboard. The room also provides access to the modern, part-tiled four-piece family bathroom, which is fitted with a corner shower, freestanding bath, wash basin, and WC. Bedroom two is another generously sized double room, positioned at the front of the property and also retaining an open fireplace. Externally, the enclosed rear garden has been attractively landscaped to provide a variety of low-maintenance outdoor spaces. A decked area leads onto a patio with ample room for seating, before continuing onto an easy-to-maintain lawn. Positioned at the rear is a garden room, providing an excellent additional space for socialising or relaxing and enhanced by feature wall panelling. To the front of the property is a small gravelled area with space for shrubs and planting, alongside ample off-road parking.



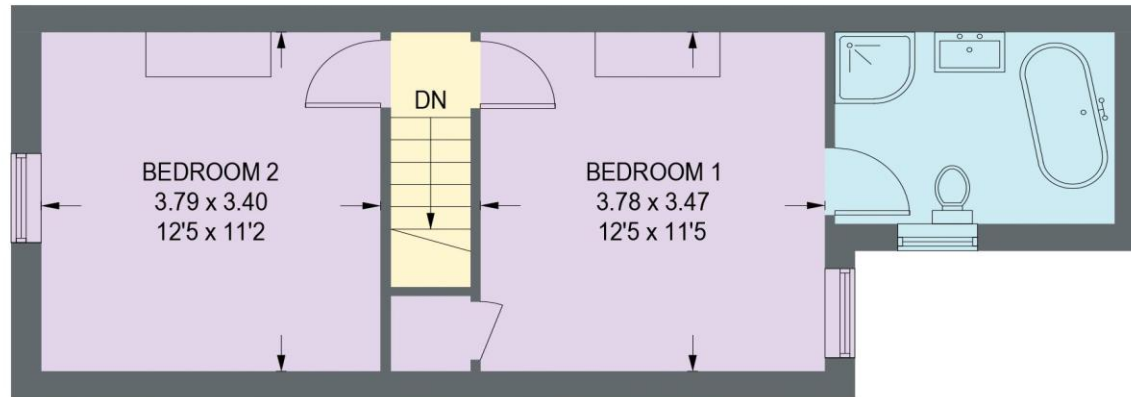


- Modernised Two Double Bedroom Semi Detached House
- Sought After Location - Walking Distance to Town Centre
- Bay Fronted Living Room w/ Log Burner
- Modern Shaker Style Kitchen & Breakfast Bar
- Separate Utility & Ground Floor Shower Room
- Two Spacious Double Bedrooms
- Modern Four Piece Suite Bathroom
- Landscaped Rear Garden & Versatile Garden Room
- Driveway Parking for Multiple Vehicles
- Council Tax Band B/EPC Rating D

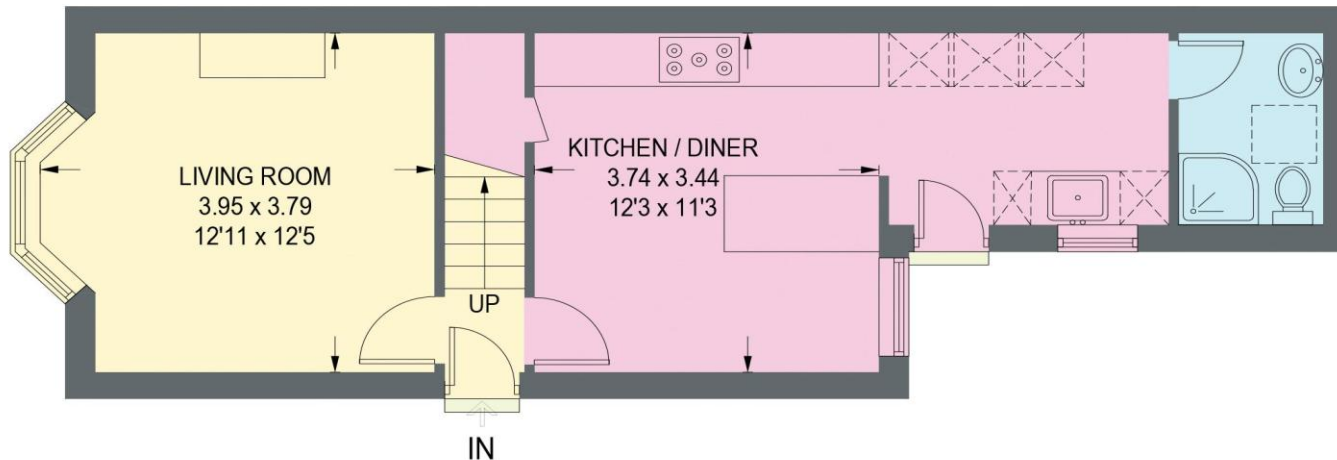


180 OLD ROAD

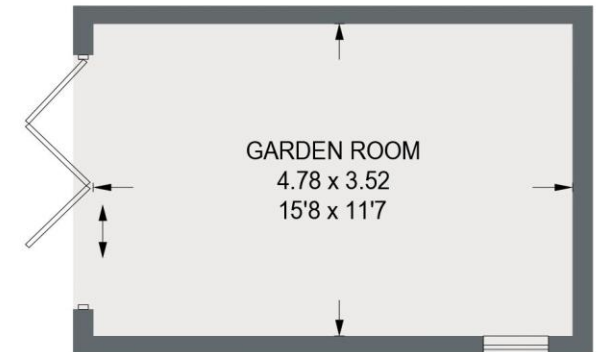
APPROXIMATE GROSS INTERNAL AREA = 91.9 SQ M / 989.2 SQ FT



FIRST FLOOR = 35.8 SQ M / 385.4 SQ FT



**GROUND FLOOR (INCLUDING GARDEN ROOM)
56.1 SQ M / 603.8 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1337162)

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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