







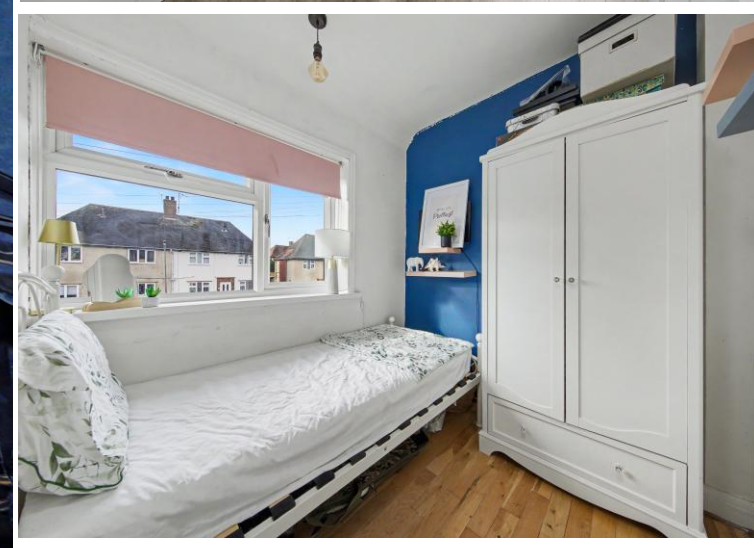
14 Birkin Avenue

New Tupton • Chesterfield • S42 6DT

Guide Price £200,000 to £210,000

Situated within the popular village of New Tupton, this well-presented three-bedroom semi-detached home offers an excellent opportunity for a wide range of buyers, from first-time purchasers to growing families. The village benefits from a variety of everyday amenities, whilst the nearby towns of Clay Cross and Chesterfield provide a wider selection of shopping, leisure and educational facilities. The property is ideally positioned for enjoying local countryside walks, with the Five Pits Trail and Hardwick Hall both within easy reach. Commuters will appreciate the excellent transport connections, including convenient access to the M1 motorway, nearby road networks and Chesterfield railway station. A selection of well-regarded schools can also be found close by. Upon entering the property, you are welcomed into an entrance hallway with staircase rising to the first floor, together with access to a convenient ground floor WC. Positioned to the rear of the property is the modern kitchen diner, fitted with a stylish range of shaker-style units arranged in a practical U-shaped layout. The kitchen incorporates integrated appliances alongside space for additional appliances and offers room for a dining table, creating an ideal space for everyday meals and family gatherings. Located adjacent to the kitchen is the spacious living room, a comfortable and inviting reception area centred around an attractive feature log-burning stove. From here, sliding doors lead into the conservatory, which can also be accessed directly from the kitchen. This versatile addition provides excellent extra living space and is ideally suited as a second sitting room, dining area or entertaining space. Side-facing sliding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The first floor hosts three bedrooms and the family shower room. Bedrooms one and two overlook the rear garden and are both generously sized double rooms, offering comfortable accommodation for family members or guests. Bedroom three enjoys a front-facing aspect and is a well-proportioned single bedroom, equally suitable as a nursery, home office or study. Completing the accommodation is the modern shower room, fitted with a fully tiled three-piece suite comprising a shower cubicle, wash hand basin and WC. The landing also benefits from useful built-in storage. Externally, the property enjoys a spacious and enclosed rear garden, providing excellent outdoor space for families and entertaining. A decking area offers the perfect spot for outdoor seating before steps lead down to a generous lawned garden. A useful shed/outbuilding provides additional storage. To the front of the property, a driveway provides off-road parking for one vehicle, complemented by an attractive lawned garden with mature tree.





- Well Presented Three Bedroom Semi Detached House
- Popular Village Location - Ideal for Many Buyers
- Modern Shaker Style Fitted Kitchen Diner
- Spacious Living Room w/ Log Burner
- Versatile Conservatory for Many Uses

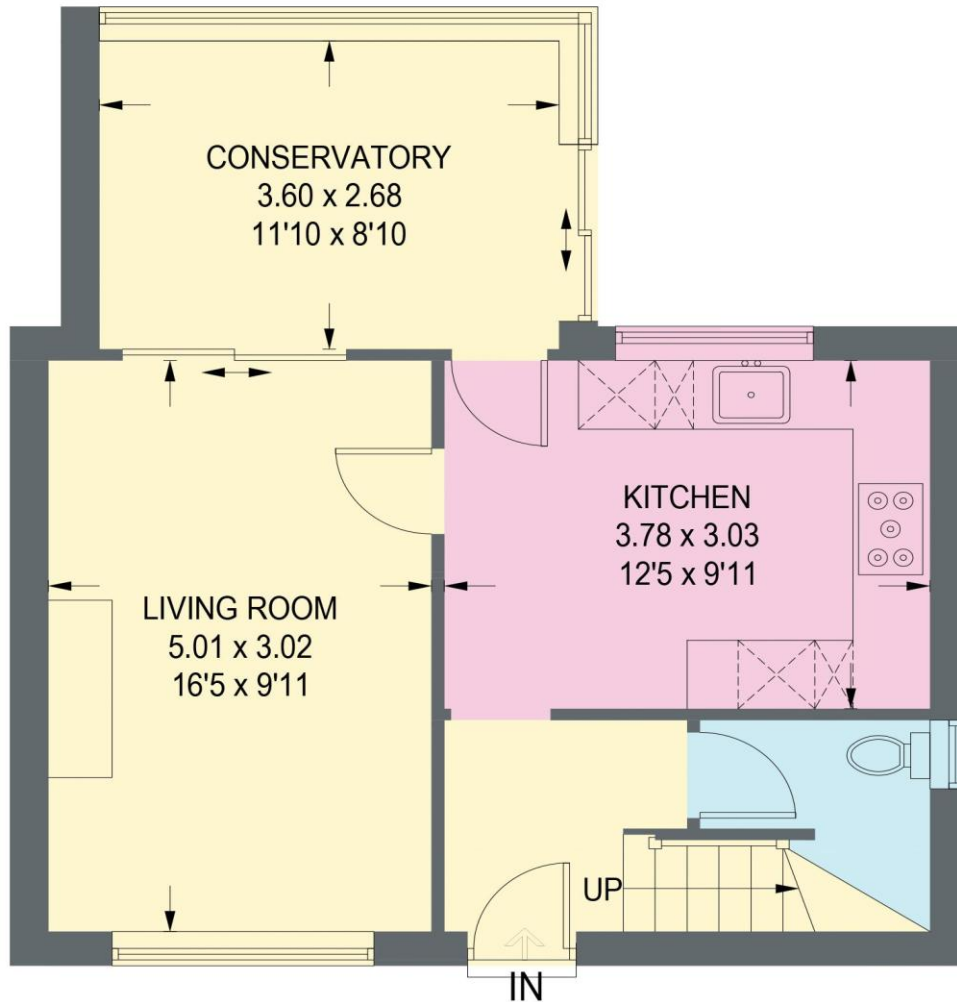
- Three Good Sized Bedrooms
- Modern Three Piece Suite Shower Room
- Enclosed Rear Garden & Decking W/w/ Outbuilding
- Driveway Parking to the Front
- Council Tax Band A/EPC Rating C



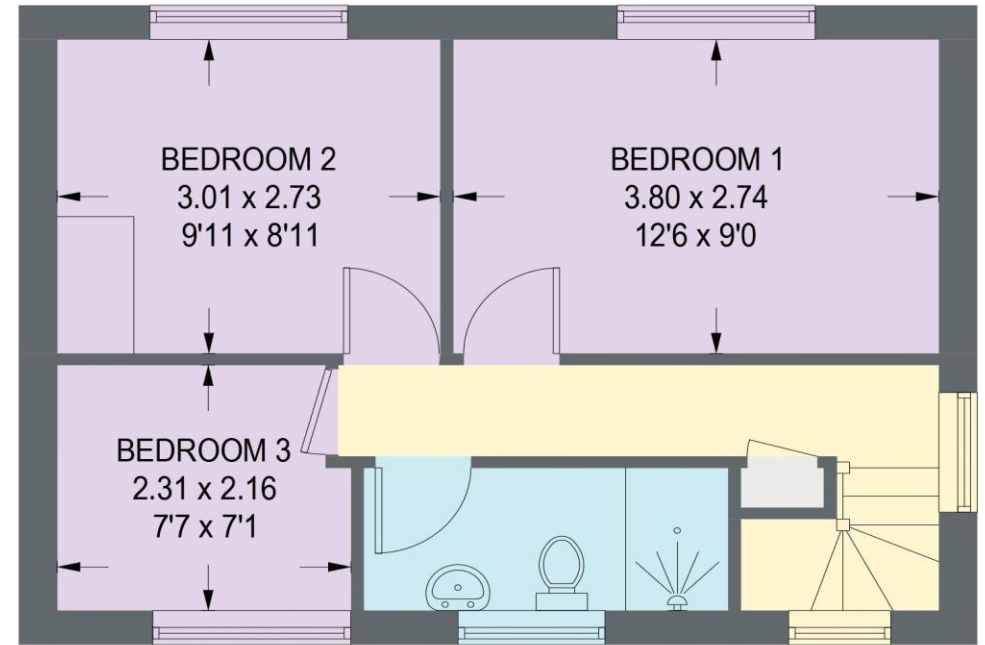


14 BIRKIN AVENUE

APPROXIMATE GROSS INTERNAL AREA = 78.2 SQ M / 841.1 SQ FT



GROUND FLOOR
43.6 SQ M / 468.9 SQ FT



FIRST FLOOR
34.6 SQ M / 372.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1344830)



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