







35 Devonshire Avenue North

New Whittington • Chesterfield • S43 2DB

Guide Price £250,000 to £260,000

Situated on a corner plot, this extended three-bedroom semi-detached home with an additional attic room is located in the popular area of New Whittington. The property benefits from a range of local shops, supermarkets, and schools, all within easy reach. The area is well served by regular bus routes, providing direct access to Chesterfield town centre, and is conveniently positioned for main driving routes and the M1. Nearby open countryside and green spaces further enhance the location. This versatile home is well suited to a wide range of buyers, including couples, families, and first-time buyers. The property is entered into a welcoming hallway, which includes useful storage. Straight ahead leads through to the open-plan kitchen diner, offering ample space for dining and featuring a characterful fireplace. The kitchen is fitted with modern gloss units and includes integrated appliances, along with space for freestanding appliances. From the kitchen there is access to a useful ground-floor WC, an external door opening onto the rear garden, and double doors leading through to the living room. The living room is front-facing and benefits from a bay window, creating a bright and inviting space. To the first floor are three well-proportioned bedrooms and a family bathroom. The principal bedroom is a good-sized double overlooking the rear garden. Bedroom two is a front-facing double and benefits from fitted wardrobes, while bedroom three is a well-proportioned single room also overlooking the rear. The bathroom is fitted with a modern three-piece suite, comprising a bath with overhead shower, wash basin, and WC. In addition, there is an occasional attic room, providing an ideal space for storage or use as a home office. Externally, the rear garden is low maintenance, featuring a patio area, astroturf, space for seating, and a shed. A side garden offers a further enclosed lawned area that is also easy to maintain. Driveway parking is located to the side of the property, accessed via gates, and provides ample space for multiple vehicles.





- Extended Three Bedroom Semi Detached House
- Positioned on a Corner Plot
- Local Amenities Within Easy Reach
- Open Plan Kitchen Diner w/ Modern Gloss Cupboards
- Bay Windowed Front Facing Living Room

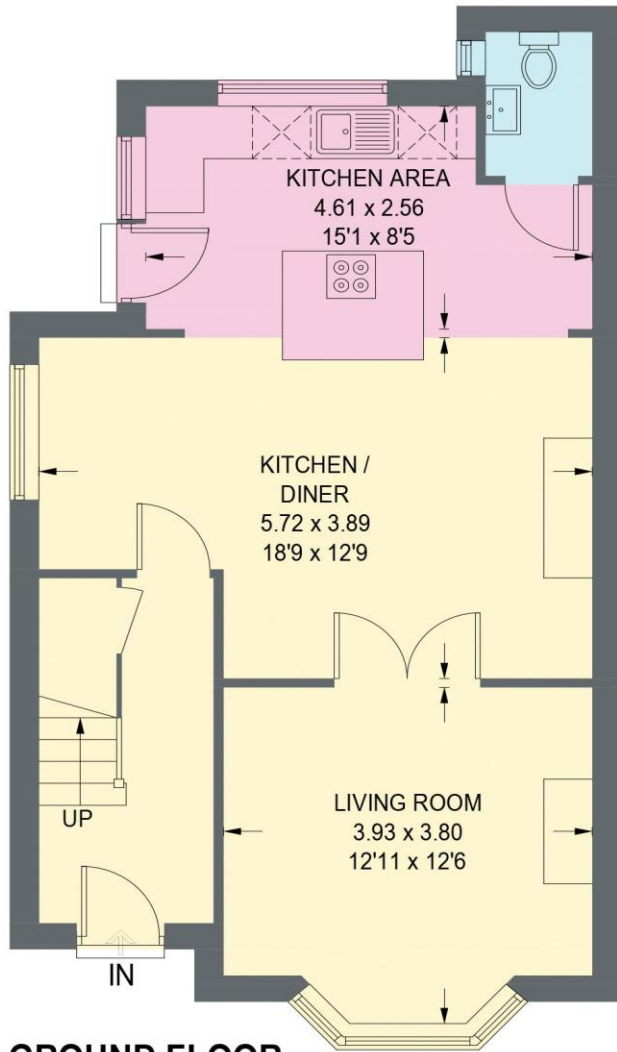
- Three Well Proportioned Bedrooms & Occasional Attic Room
- Modern Three Piece Suite Bathroom
- Low Maintenance Rear Patio & Astroturf
- Gated Side Driveway for Multiple Vehicles
- Council Tax Band A/EPC Rating D



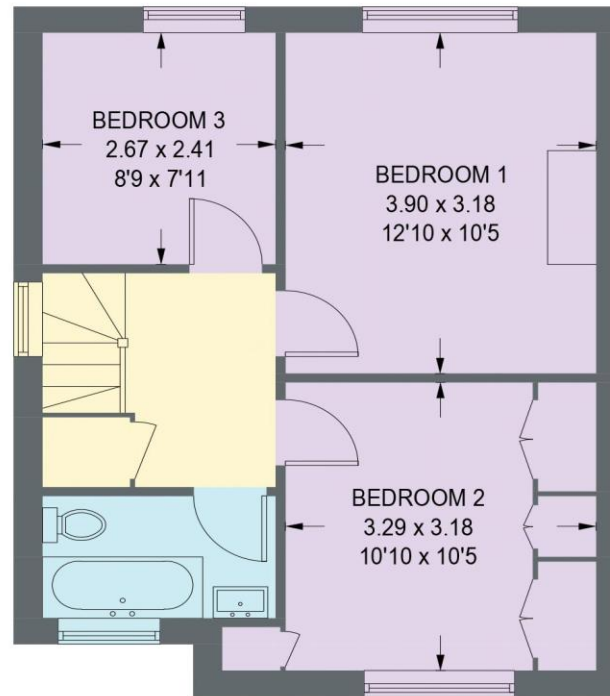


35 DEVONSHIRE AVENUE NORTH

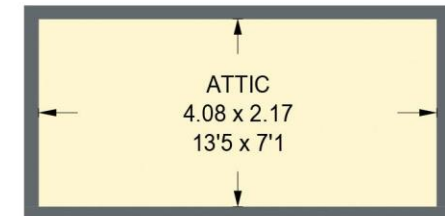
APPROXIMATE GROSS INTERNAL AREA = 103.1 SQ M / 1109.9 SQ FT



GROUND FLOOR
53.9 SQ M / 580.3 SQ FT



FIRST FLOOR
40.4 SQ M / 434.4 SQ FT



SECOND FLOOR
8.8 SQ M / 95.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1297746)



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