







28 Brookbank Avenue

Brockwell • Chesterfield • S40 4BA

£210,000

Welcome to this well-presented two-bedroom semi-detached home, situated in the highly regarded area of Brockwell. The property enjoys excellent access to a wide range of local amenities, including shops, cafés, and everyday conveniences, while Chesterfield town centre is just a short distance away. Commuters will benefit from excellent transport links, including major road networks, the M1 motorway, Chesterfield train station, and regular bus services. For those who enjoy the outdoors, Holmebrook Valley Park and Queen's Park are both nearby, offering attractive green spaces and walking routes, while the Peak District is within easy reach. This property presents an ideal opportunity for first-time buyers and couples seeking a home ready to move straight into. The property is entered via a welcoming entrance hall with stairs rising to the first floor. To the right is the living room, a well-proportioned front-facing reception room featuring a bay window, a log burner, and useful storage, creating a warm and inviting living space. To the rear of the property is the open-plan kitchen diner. The kitchen is fitted with a modern range of gloss units and integrated appliances in an L-shaped layout, while the dining area provides ample space for a family dining table and benefits from attractive feature wall panelling. Bi-fold doors open directly onto the rear garden, creating a bright and sociable space ideal for both everyday living and entertaining. To the first floor are two bedrooms and the shower room. The principal bedroom is a spacious front-facing double room featuring a bay window and useful built-in storage. Bedroom two overlooks the rear garden and is a well-proportioned single room, ideal as a guest bedroom, nursery, or home office. The shower room has been fully modernised and is fitted with a stylish three-piece suite comprising a walk-in shower, wash basin, and WC, finished with contemporary tiling throughout. Externally, the property benefits from an enclosed rear garden designed for ease of maintenance. A generous patio seating area leads onto a lawned garden, before continuing to a decked seating area at the rear, which also benefits from useful storage. The garden offers plenty of space for relaxing and entertaining. To the front of the property is a lawned garden alongside a driveway providing off-road parking.





- Well Presented Two Bedroom Semi Detached House
- Ideal First Time Home
- Bay Fronted Living Room w/ Feature Log Burner
- Modern Open Plan Kitchen Diner
- Bi-Fold Doors Opening onto Rear Garden

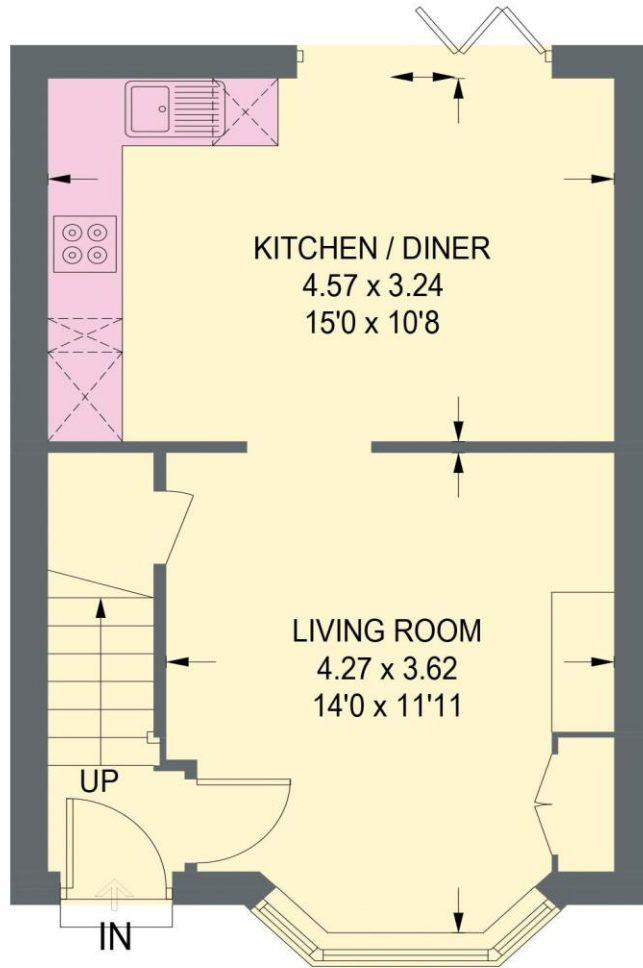
- Two Good Sized Bedrooms
- Fully Tiled & Modern Three Piece Suite Shower Room
- Enclosed Rear Garden w/ Lawn, Patio & Decking
- Driveway Parking & Front Lawn
- Council Tax Band B



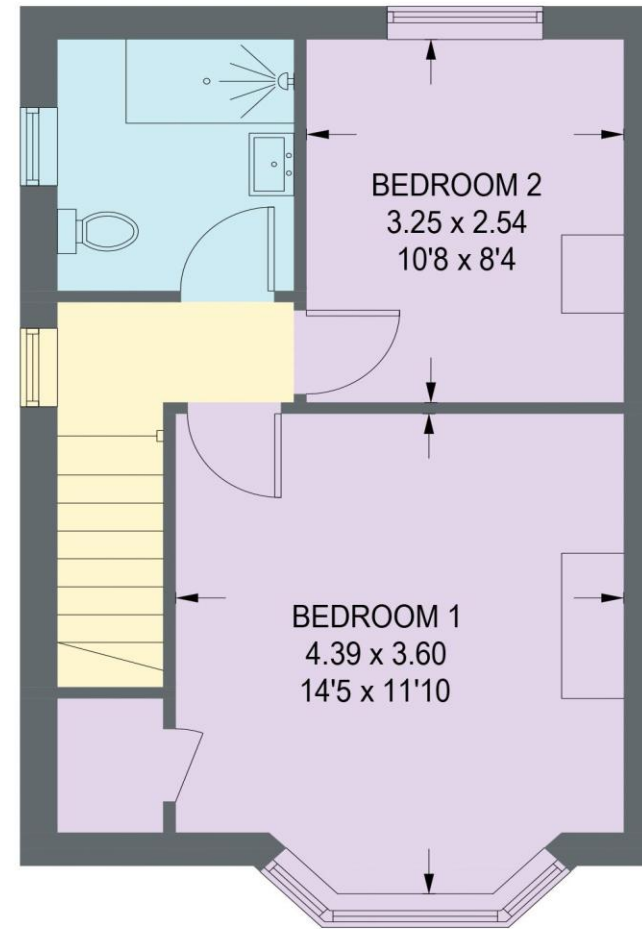


28 BROOKBANK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 64.4 SQ M / 693.0 SQ FT



GROUND FLOOR
32.2 SQ M / 346.7 SQ FT



FIRST FLOOR
32.2 SQ M / 346.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1326021)



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