







## 25 Blackthorn Way

Pilsley • Chesterfield • S45 8FE

Guide Price £225,000 to £230,000

This modern three-bedroom home is positioned on a quiet cul-de-sac and offers double off-road parking to the front. With a generous 977.7 sq ft of accommodation, it's ideal for couples, starter families and professionals. The property is within walking distance of the Five Pits Trail, a short drive from the by-pass and M1, and around 20 minutes from Chesterfield town centre. On entering the home, you step into the open kitchen-dining area. The kitchen features shaker-style cupboards, integrated appliances and an electric induction hob, with ample space for a family-sized dining table. To the rear of this space is the large ground-floor WC with toilet and sink, and opposite sits a useful understairs storage cupboard. At the back of the ground floor is the spacious living room, complete with patio doors opening onto the rear garden. Upstairs, the principal bedroom faces the front and is a generous double with two windows allowing plenty of natural light. It also benefits from an en-suite with shower, basin and toilet. Bedroom two is another large double overlooking the rear garden, while bedroom three is a well-proportioned single with a rear-facing window — ideal as a bedroom, office or nursery. Completing the first floor is the three-piece bathroom with shower over bath, basin and toilet, along with an additional storage cupboard. To the rear, the property enjoys a large, fully enclosed garden. A spacious patio area provides an ideal spot for outdoor seating, with a lawned area beyond. The garden is fully fenced and enjoys open views to the rear, offering excellent privacy



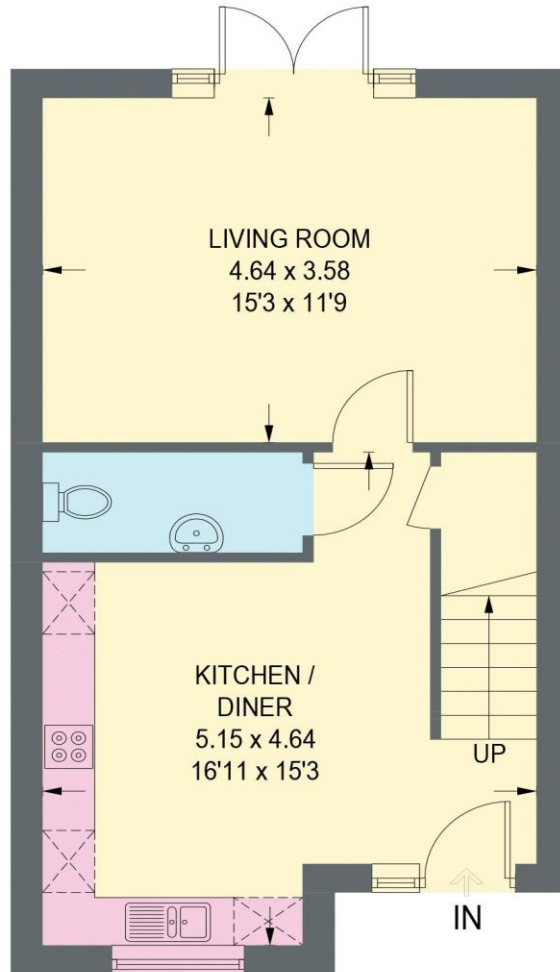


- Three Bedroom House
- Double Off Road Parking
- High Specification Finish Throughout
- Private & Enclosed Rear Garden
- Open Field Views To The Rear
- Kitchen-Diner w/ Integrated Appliances
- Principal Bedroom w/ En-Suite
- Three Piece Bathroom
- Ground Floor WC
- EPC Rating: B / Council Tax Band B

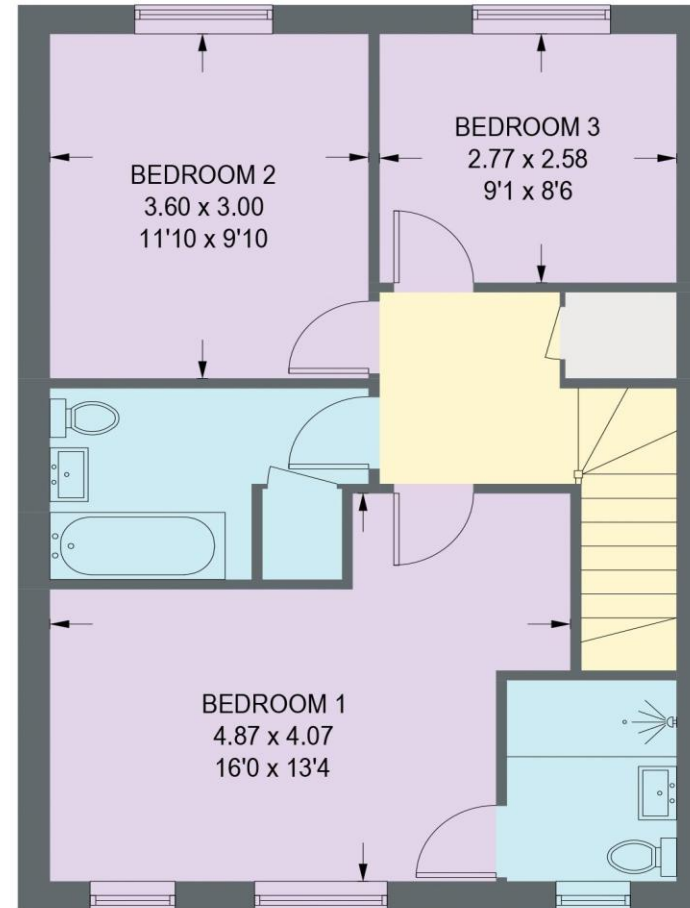


# 25 BLACKTHORN WAY

APPROXIMATE GROSS INTERNAL AREA = 90.8 SQ M / 977.7 SQ FT



**GROUND FLOOR**  
**37.8 SQ M / 406.7 SQ FT**



**FIRST FLOOR**  
**53.0 SQ M / 571.0 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1288273)

