







## 4 Chatsworth Avenue

Brampton • Chesterfield • S40 3JU

£375,000

Offered with no chain, this four bedroom detached home is situated in the highly sought-after area of Brampton. Just a short walk from the ever-popular Chatsworth Road, with its wide variety of shops, pubs, cafés, and independent businesses, this location provides excellent access to outdoor spaces including Queen's Park and scenic walking routes. Well-regarded local schools and strong transport links further enhance the appeal, with Chesterfield town centre easily reached on foot. This property represents a fantastic family home, ready for buyers to put their own stamp on. You are welcomed into the property via the front porch, leading into the hallway. The first room on the right is a versatile downstairs bedroom or office, a good-sized single and ideal as a guest room. It benefits from its own fully tiled three-piece shower room, complete with walk-in shower, sink and WC. Returning to the hallway and turning left, you enter the main front-facing living room, a generous space featuring a fireplace. This opens into the dining room, providing ample room for a family table. Double doors from the dining room lead into the bright garden room, an excellent third reception space, with further double doors opening out to the rear garden. From the hallway, or via the dining room, you can access the kitchen-breakfast room. The breakfast area provides space for additional dining and seating and benefits from a porch to the right with access to the outside. The breakfast area opens into the kitchen, which offers cupboard storage along with space for freestanding appliances. Upstairs, the main bedroom is a rear-facing double featuring extensive fitted wardrobes for excellent storage. The second bedroom is another well-sized double overlooking the rear garden. Bedroom three is a front-facing single. The modern family bathroom is fitted with a five-piece suite including a toilet, bidet, sink, freestanding bath and a separate shower cubicle. Outside, the enclosed rear garden features an easy-to-maintain patio area ideal for seating and outdoor dining. To the front, the driveway provides parking for multiple vehicles.





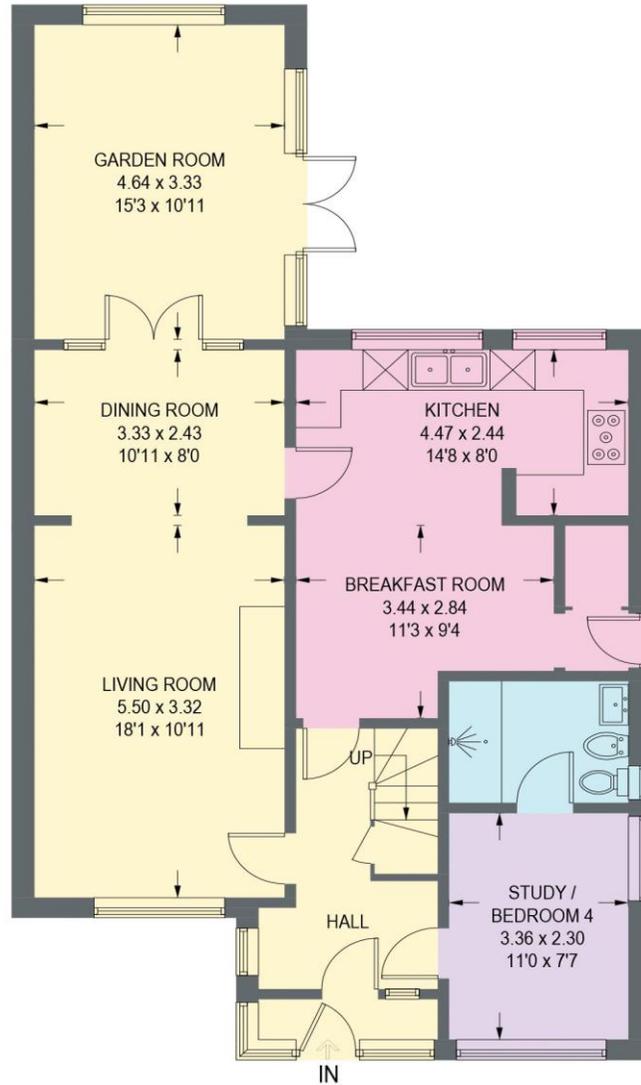
- Offered with No Upward Chain
- Four Bedroom Detached House - Sought After Area
- Spacious Front Facing Living Room w/ Fireplace
- Separate Dining Room & Bright Garden Room
- Kitchen Breakfast Room
- Ground Floor Bedroom w/ Shower Room
- Three First Floor Bedrooms
- Five Piece Suite Family Bathroom
- Patio Rear Garden & Driveway Parking
- Council Tax Band D



# 4 CHATSWORTH AVENUE

APPROXIMATE GROSS INTERNAL AREA

138.0 SQ M / 1485.8 SQ FT



**GROUND FLOOR = 88.7 SQ M / 954.3 SQ FT**



**FIRST FLOOR = 49.4 SQ M / 531.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1276189)

