







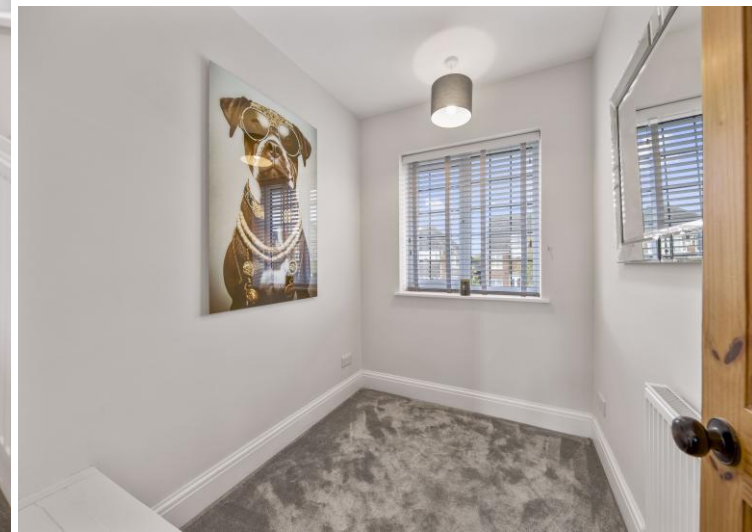
## 75 Broomfield Avenue

Hasland • Chesterfield • S41 0NE

Guide Price £325,000 to £350,000

This beautifully renovated three-bedroom detached home has been thoughtfully upgraded by the current owners to a high standard throughout, offering stylish, move-in-ready accommodation with no onward chain. Perfectly suited to couples, professionals, and both starter and established families, the property enjoys a prime location close to Eastwood Park, local shops, cafés, and just a short drive from Chesterfield Town Centre—ideal for those seeking both convenience and community. On arrival, a welcoming entrance hallway sets the tone for the home's fresh and contemporary feel. To the left is a spacious bay-windowed living room, complete with fitted blinds and an electric feature fireplace—creating a cosy yet elegant space to relax or entertain. This room flows seamlessly into the open-plan kitchen and breakfast area, designed with sociability and practicality in mind. The breakfast area features a central island with seating for three and patio doors that open directly onto the rear garden, making it perfect for morning coffee or evening gatherings. The kitchen itself is fitted with a range of stylish units, integrated appliances, and a dedicated utility area tucked neatly to one side. Completing the ground floor is a modern WC, offering added convenience for guests and busy households. Upstairs, the property offers two generous double bedrooms and one single. The principal bedroom overlooks the rear garden and includes fitted blinds, while bedroom two enjoys a front-facing bay window with matching blinds, adding character and charm. Bedroom three is a versatile single room, ideal as a nursery, home office, dressing room, or guest space—adaptable to suit a range of needs. Outside, the rear garden is a private and well-maintained space, featuring a large patio area for outdoor seating, a lawned section for play or planting, and a useful storage shed. To the front, there's a lawned garden, a tarmacked driveway providing off-road parking, and access to the garage, which offers additional storage or potential for workshop use.





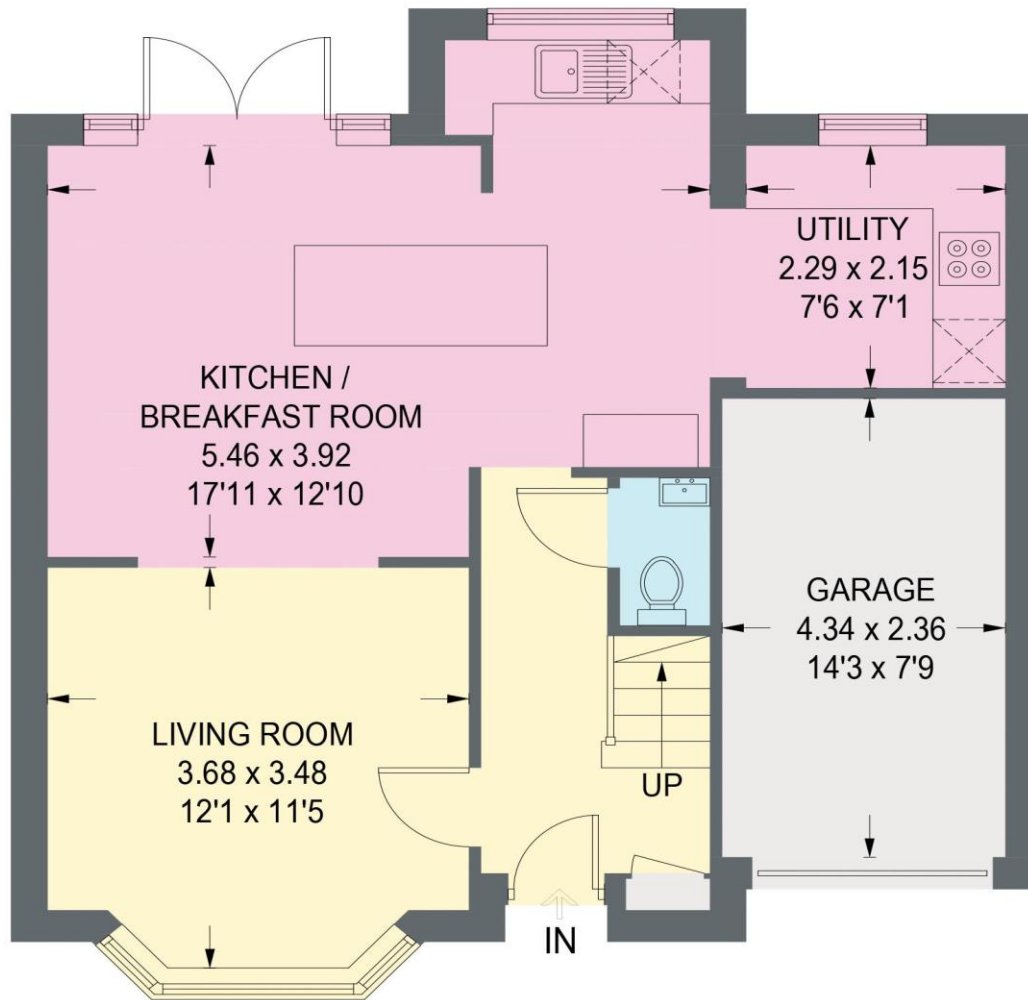
- Three Bedroom Detached House
- Open Plan Kitchen-Diner
- Bay Windowed Living Room
- Utility & Ground Floor WC
- Modern Three Piece Bathroom

- Completely Renovated Throughout
- Off Road Parking & Garage
- Offered With No Onward Chain
- Private Rear Garden
- EPC Rating: D / Council Tax Band C

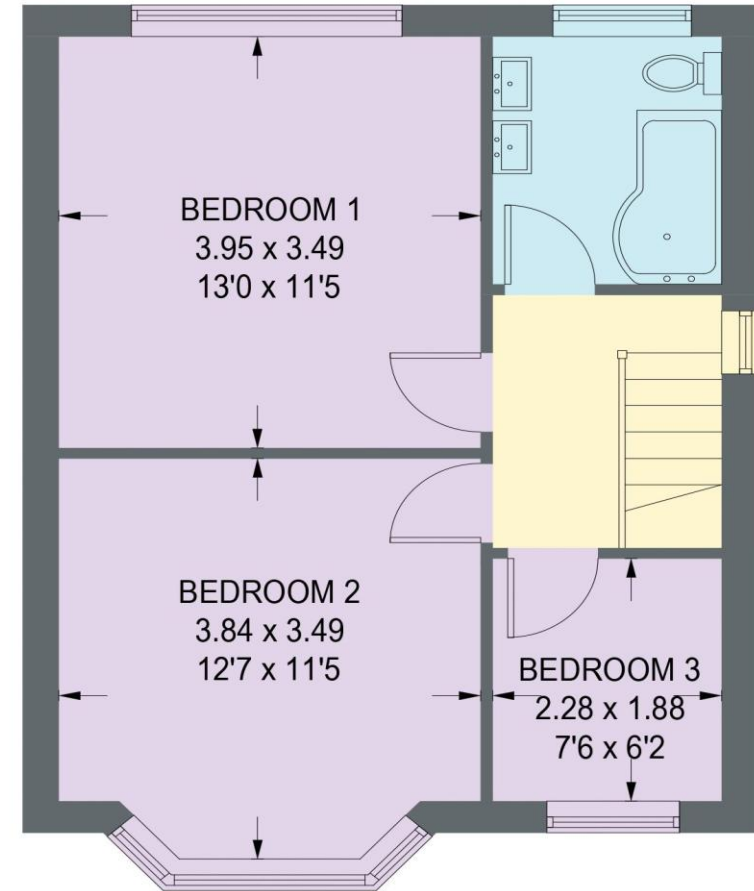


# 75 BROOMFIELD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 97.1 SQ M / 1044.6 SQ FT



**GROUND FLOOR = 57.3 SQ M / 616.4 SQ FT**



**FIRST FLOOR = 39.8 SQ M / 428.2 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1252177)



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