







45 Compton Street

Chesterfield • Derbyshire • S40 4TA

£220,000

Situated within a convenient and well-established residential area of Chesterfield, this spacious four-bedroom mid-terraced home is offered to the market with no upward chain, making it an excellent opportunity for families, couples and those looking for a straightforward purchase. The property enjoys easy access to Chesterfield town centre and its wide range of shops, cafés, restaurants and everyday amenities. Queens Park, with its open green spaces, walking routes and leisure facilities, is located nearby, while well-regarded schools, Chesterfield railway station, the M1 motorway and excellent road links are all within easy reach. Upon entering the property, you are welcomed by a lengthy entrance hallway which provides access to the main ground floor accommodation. Positioned to the front of the property is the spacious living room, featuring an attractive bay window that fills the room with natural light, alongside a characterful fireplace which creates an inviting focal point. Further along the hallway is the dining room, another well-proportioned reception space overlooking the rear garden. Also benefitting from a feature fireplace, this room offers the ideal setting for family dining and entertaining guests. Located to the rear is the modern kitchen, fitted with a range of contemporary high-gloss units arranged in an L-shaped layout. The kitchen incorporates integrated appliances alongside space for freestanding appliances, providing a practical and functional workspace. A side external door offers convenient access to the rear garden. The first floor hosts three bedrooms and the family bathroom. Bedroom two is a generous double room positioned to the front of the property, while bedroom three overlooks the rear garden and offers a well-sized single bedroom. Bedroom four is a further single room located to the front, ideal as a nursery, home office, dressing room or guest bedroom. Completing the first floor is the stylish family bathroom, fitted with a modern four-piece suite comprising a freestanding bath, separate shower cubicle, wash hand basin and WC. Occupying the entire second floor is the impressive principal bedroom suite. This spacious double bedroom benefits from useful fitted storage and enjoys a private position overlooking the rear garden. The room is further enhanced by a contemporary fully tiled en-suite shower room, fitted with a walk-in shower, wash hand basin and WC. Externally, the property benefits from an enclosed, low-maintenance rear garden designed for both relaxation and practicality. A combination of decking and patio areas provides ample space for outdoor seating and entertaining, leading onto a lawned garden with a barked area to the rear, ideal for planting shrubs and creating an attractive outdoor environment. To the front of the property, on-street parking is available.





- Offered with No Upward Chain
- Four Bedroom Mid Terraced House
- Two Reception Rooms w/ Fireplaces
- Modern Gloss Kitchen w/ Integrated Appliances
- Three First Floor Bedrooms
- Modern Four Piece Suite Family Bathroom
- Private Principle Bedroom w/ Ensuite
- Enclosed Low Maintenance Rear Garden
- On Street Parking
- Council Tax Band A/EPC Rating E



45 COMPTON STREET

APPROXIMATE GROSS INTERNAL AREA = 133.8 SQ M / 1440.6 SQ FT

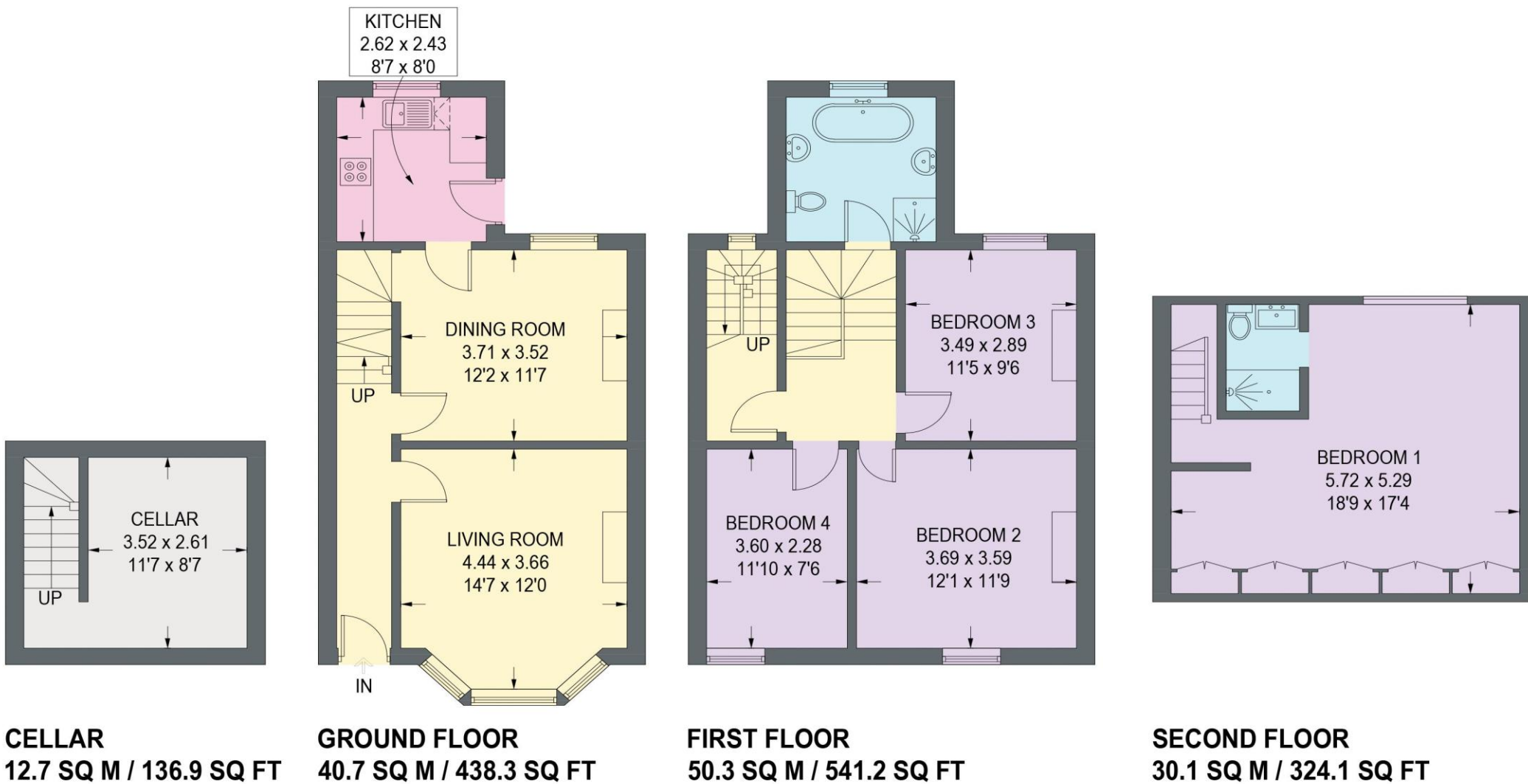


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1344829)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

