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4 Braemar Close

New Whittington • Chesterfield • S43 2EY

£240,000

Welcome to this well-presented three-bedroom semi-detached home, situated in the popular area of New Whittington. The property enjoys excellent access to a range of local amenities, highly regarded schools, and superb transport links, making it ideal for commuters and families alike. Nearby green spaces and walking routes provide excellent outdoor recreation opportunities, while convenient access to major road networks, including the M1 motorway, ensures connections to surrounding towns and cities. Offering well-maintained accommodation throughout, this property is perfectly suited to first-time buyers, couples, and small families. The property is entered via a welcoming hallway, which provides access to the staircase and the principal living accommodation. To the left is the living room, a well-proportioned front-facing reception room benefitting from useful storage and providing a comfortable space for everyday relaxation. Double doors lead through to the kitchen diner, creating an excellent flow throughout the ground floor. The kitchen is fitted with a modern range of U-shaped shaker-style units and provides space for freestanding appliances, along with ample worktop and storage space. There is also plenty of room for a family dining table, making this a practical and sociable area for both dining and entertaining. From the dining area, double doors open into the conservatory, a bright and versatile additional reception space enjoying an abundance of natural light. A side door provides direct access to the rear garden, further enhancing the connection between indoor and outdoor living. To the first floor are three bedrooms and the family shower room, with the landing also benefitting from useful storage. Bedroom one is a well-proportioned double room positioned at the front of the property and benefits from fitted storage. Bedroom two overlooks the rear garden and is another generous double room, featuring fitted wardrobes. Bedroom three is a versatile single room currently utilised as a home office, although equally suited as a nursery, dressing room, or child's bedroom. The shower room is part tiled and fitted with a modern three-piece suite comprising a shower cubicle, wash basin, and WC. Externally, the enclosed rear garden has been designed for ease of maintenance and features patio and pebbled areas, along with a useful storage shed. Steps lead up to a further patio seating area, providing an excellent space for outdoor entertaining. To the front of the property is an additional patio area and a driveway providing off-road parking for multiple vehicles, which leads to the attached car port.









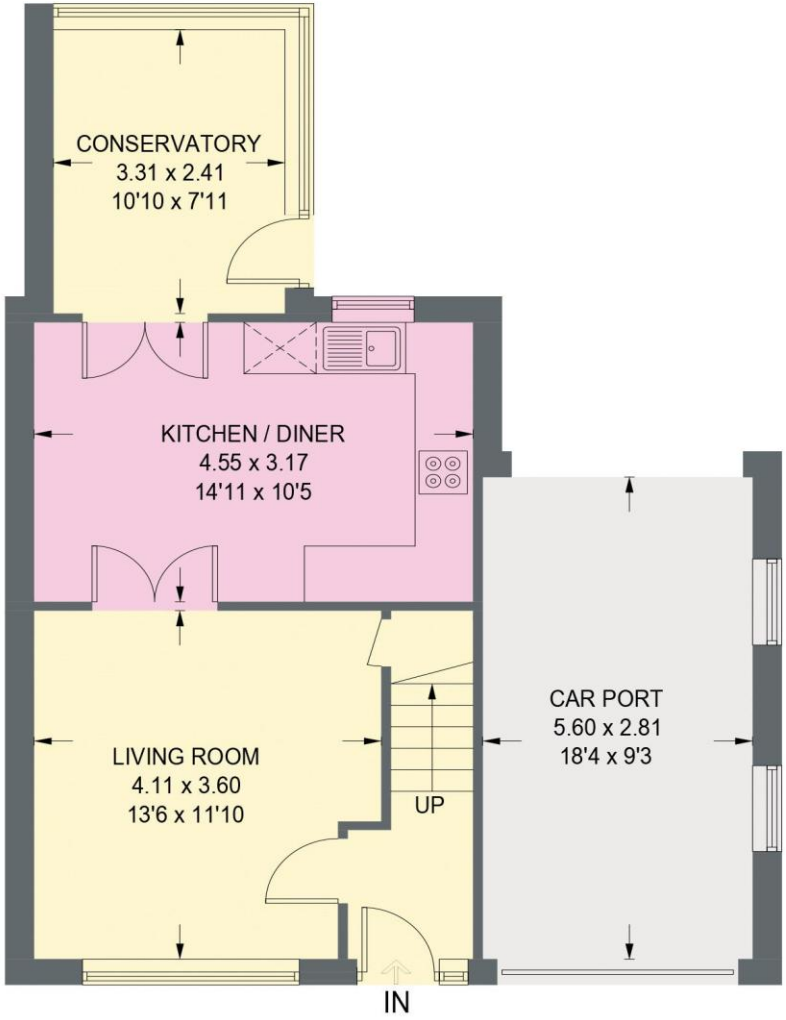


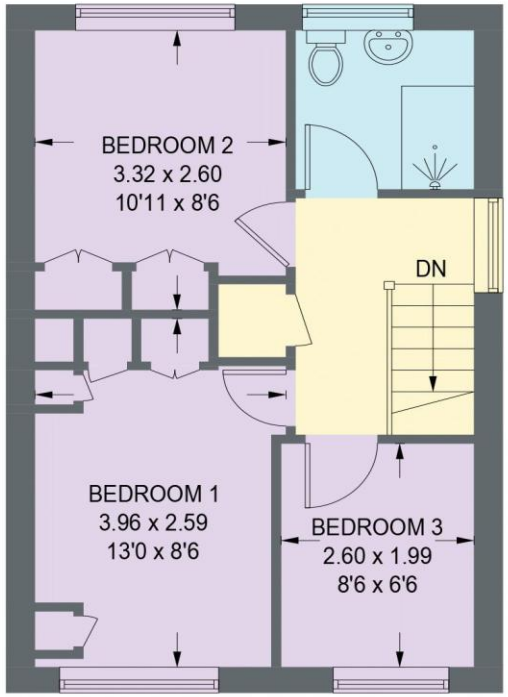
- Well Presented Three Bedroom Semi Detached House
- Popular Location w/ Great Local Amenities
- Spacious Living Room with Storage
- Modern Shaker Style Kitchen Diner
- Separate Conservatory Allowing Natural Light
- Two Double Bedrooms w/ Storage & Single Third Bedroom
- Part Tiled Three Piece Suite Shower Room
- Low Maintenance Rear Garden
- Front Driveway & Attached Car Port
- Council Tax Band B/EPC Rating C



4 BRAEMAR CLOSE

APPROXIMATE GROSS INTERNAL AREA = 91.9 SQ M / 989.6 SQ FT





GROUND FLOOR = 58.1 SQ M / 625.3 SQ FT

FIRST FLOOR = 33.8 SQ M / 364.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1326766)

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.



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