







11 Granby Close

Pilsley • Chesterfield • S45 8JB

Guide Price £330,000 to £340,000

A beautifully presented three-double-bedroom detached home located in the popular village of Pilsley, just outside Chesterfield and surrounded by attractive countryside. The area offers great access to the motorway network, nearby towns, everyday local amenities, and the well-loved Five Pits Trail, a popular walking and cycling route. This property makes an excellent family home. Positioned on a quiet cul de sac, entering through the side door you are welcomed into a generously sized lounge filled with natural light and featuring a fireplace as its focal point. The modern kitchen includes Spacia Amtico flooring and offers plentiful storage with shaker-style fitted cupboards, integrated appliances, and space for dining at the centre. Off the kitchen is a useful storage room leading through to a practical utility room, providing space for freestanding appliances and a door out to the side of the property. A door from the kitchen provides direct access to the rear garden. The separate dining room flows seamlessly into the bright garden room, complete with French doors opening onto the outdoor space. Both the dining room & garden room also include the Spacia Amtico flooring. The ground floor also benefits from a versatile double bedroom facing the front — ideal as a guest room or home office. A fully modernised, tiled bathroom includes a bath, walk-in shower and washbasin, with a separate WC completing the downstairs layout. Upstairs, there are two additional double bedrooms: bedroom two positioned at the front with built-in storage, and bedroom three enjoying views over the rear garden. Completing the first floor, is a tiled three piece suite shower room with shower cubicle, WC, and wash hand basin. Externally, the property offers a low-maintenance rear garden featuring a patio area leading down via steps to a lawn and pebbled section. To the front and side, driveway parking accommodates multiple vehicles, continuing down to a gated entrance and access to the rear garden.





- Beautiful Three Double Bedroom Detached House
- Countryside Surroundings with Nearby Towns
- Spacious Lounge with Fireplace
- Modern Shaker Style Kitchen w/ Integrated Appliances
- Separate Dining Room & Garden Room

- Ground Floor Double Bedroom & Two Doubles Upstairs
- Fully Tiled Bathroom w/ Bath & Walk in Shower
- Low Maintenance Rear Garden
- Driveway Parking to the Front
- Council Tax Band C



11 GRANBY CLOSE

APPROXIMATE GROSS INTERNAL AREA = 145.4 SQ M / 1565.0 SQ FT

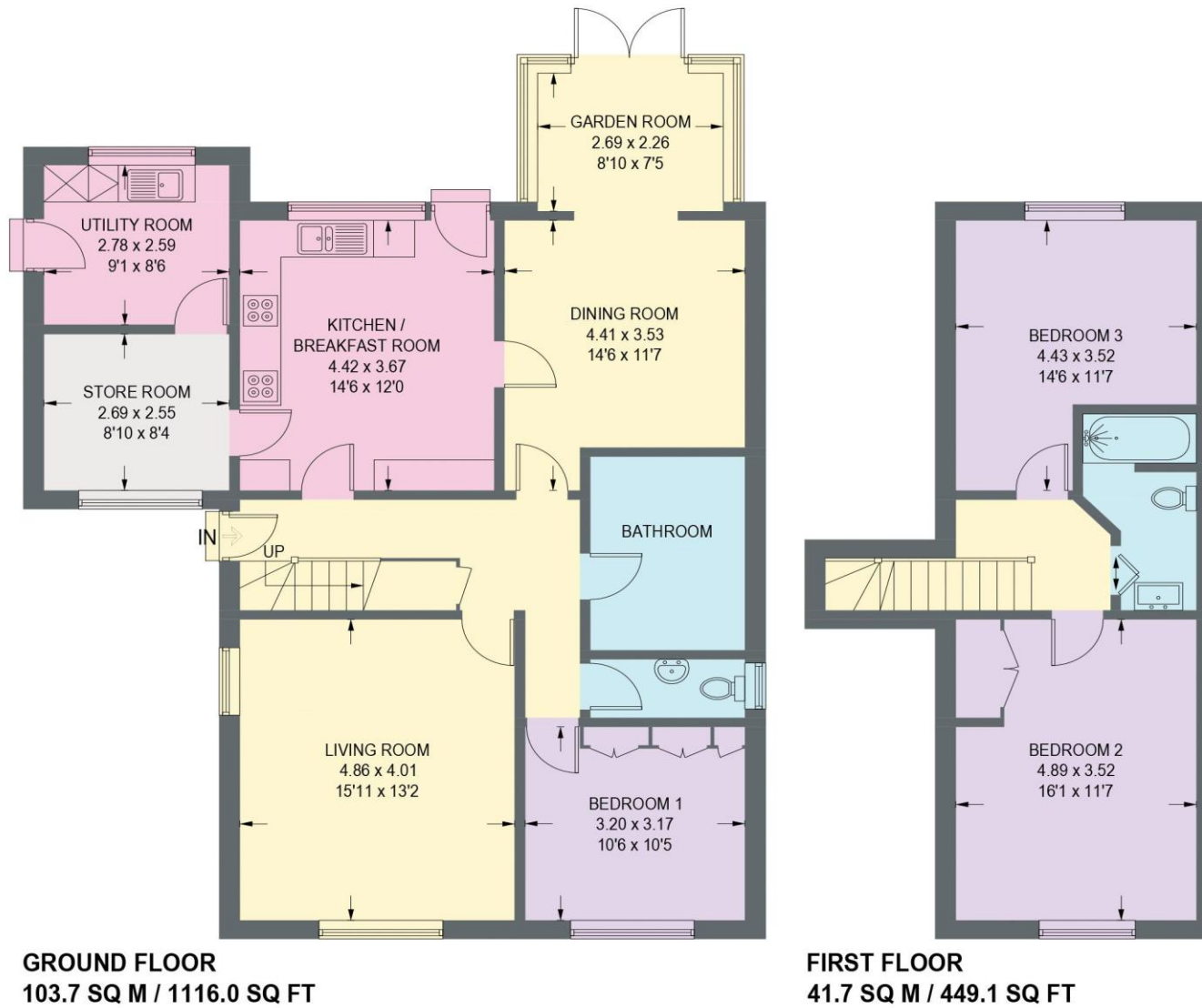


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1271888)



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