



**Fairfield Road, Chesterfield S40 4TP**

**welcome to**

## **Fairfield Road, Chesterfield**

This spacious four-bedroom home offers bright living areas, a separate dining room, a well-planned kitchen and a useful cellar. With three first-floor bedrooms, a top-floor en-suite retreat and a private rear garden, it's a versatile home ideal for modern family life.

### **Hallway**

Stepping inside, you're welcomed by a bright, inviting hallway that sets the tone for the home's generous proportions. The staircase ahead leads you down to the cellar, and the ones behind rises to the first floor, while doors lead you through to the main living spaces, creating an easy, natural flow from the moment you arrive.

### **Living Room**

The living room is a wonderfully comfortable retreat, filled with natural light and offering ample space for both relaxation and entertaining. Its layout lends itself beautifully to cosy evenings in or larger gatherings, with room to arrange furniture to suit a variety of lifestyles.

### **Dining Room**

Positioned just off the hallway, the dining room provides an elegant setting for family meals or more formal occasions. Its proportions allow for a full dining suite, and the room enjoys a pleasant outlook that enhances the sense of space and warmth.

### **Kitchen**

The kitchen sits at the rear of the home, offering a practical and well-organised layout with generous work surfaces and storage. It's a space designed for everyday living, with room to cook, prepare, and enjoy the rhythm of family life.

### **Cellar**

Accessed from the ground floor, the cellar provides valuable additional storage and excellent versatility. Whether used for household essentials, hobby space, or simply as a practical overflow area, it's a useful asset rarely found in homes of this style.

### **Landing**

### **Bedroom Two**

A spacious double bedroom with excellent natural light, Bedroom Two is ideal as a main guest room or comfortable family space. Its proportions allow for a variety of furniture arrangements, making it both practical and inviting.

### **Bedroom Three**

Another well-sized bedroom, Bedroom 3 works beautifully as a child's room, guest room, or even a home office. Its layout offers flexibility while maintaining a calm, restful atmosphere.

### **Bedroom Four**

Bedroom Four is a charming additional bedroom, perfect for younger family members, a nursery, or a dedicated workspace. Its cosy feel makes it a versatile and appealing part of the home.

### **W/C**

A separate WC provides added convenience for busy households, especially during morning routines.

### **Bathroom**

The main bathroom features a shower, a bath and wash basin, offering a comfortable and functional space for daily use. The split layout enhances practicality and ease of use for families.

### **Stairs**

Stairs to the second floor lead to:

### **Bedroom One**

Occupying the top floor, the principal bedroom is a superb, private retreat. Its generous footprint allows for a full bedroom suite, while the elevated position creates a peaceful, tucked-away feel. This room is further enhanced by its own en-suite.





### **En-Suite**

The en-suite to Bedroom One offers a modern, well-appointed finish, with a shower, wash basin and WC. It provides convenience and comfort, perfectly complementing the privacy of the top-floor bedroom.

### **Rear Garden**

To the rear, the garden offers a private outdoor escape, ideal for relaxing, entertaining, or enjoying a moment of calm, with space for seating, planting, and personal touches.



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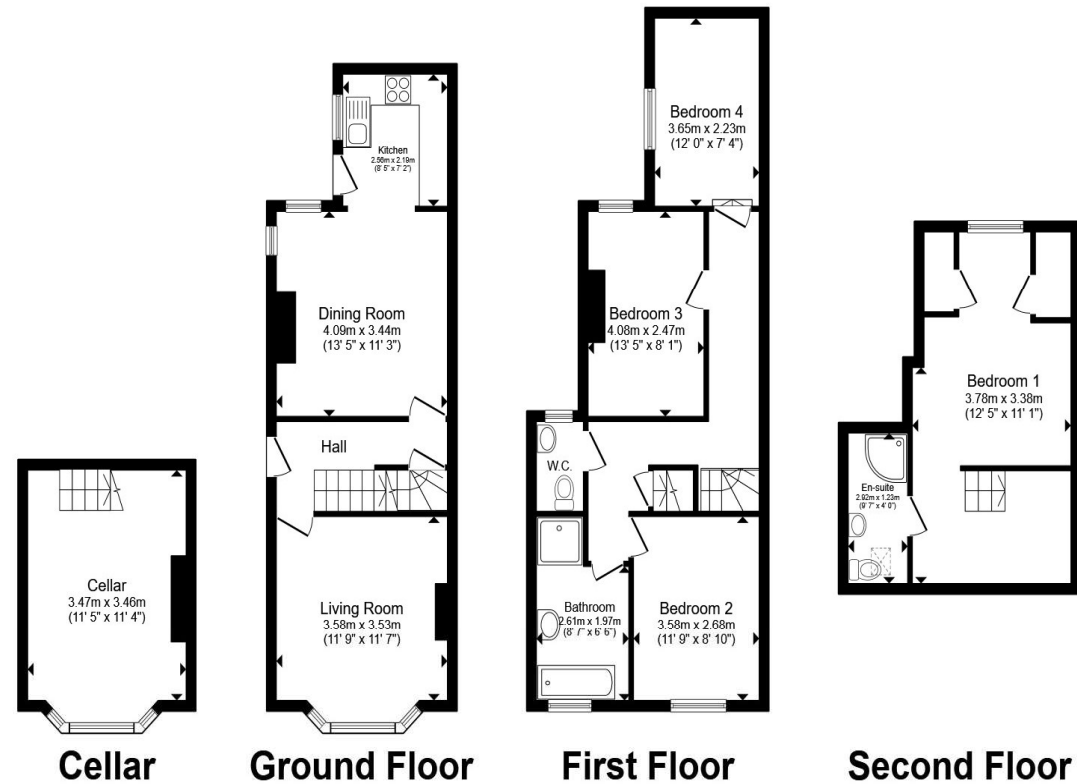
welcome to

## Fairfield Road, Chesterfield

- Council Tax Band - B
- Accommodation Across Four Levels
- Four Spacious Bedrooms
- En-Suite With Main Bedroom
- Modern Kitchen And Bathrooms

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

**£240,000**



Total floor area 133.0 m<sup>2</sup> (1,432 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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