







20 Edwin Avenue

Chesterfield • Derbyshire • S40 3JD

Guide Price £250,000 to £260,000

Located on a popular estate in Walton, this beautifully modernised three-bedroom semi-detached home offers stylish living in a highly sought-after setting. Perfect for couples, professionals, and starter families, the property is just a short drive from Chesterfield Town Centre, Matlock, and the Peak District, with shops and amenities close by. A spacious entrance hallway welcomes you into the home. To the right, the large lounge-diner features a bay-windowed lounge area with a charming feature fireplace, while the dining space at the rear enjoys garden views—ideal for entertaining or relaxing. The shaker-style kitchen is fitted with sleek storage cupboards and integrated appliances, with a side door providing easy access to the exterior. A handy under-stair storage cupboard adds further practicality. Upstairs, the principal bedroom boasts a bay window and fitted mirrored wardrobes. Bedroom two overlooks the rear garden and includes a generous built-in cupboard, while bedroom three is currently used as a nursery but would also make a perfect single bedroom or home office. A modern three-piece bathroom completes the first floor, featuring a shower over bath, WC, and wash basin. An additional storage cupboard is also located on the landing. Externally, the rear garden is tiered and thoughtfully arranged. The lower level offers a block-paved seating area, followed by a lawned section, and a raised decked area at the top—ideal for enjoying the sun throughout the day. A detached garage provides excellent storage or workshop potential. To the front, a large block-paved driveway offers ample off-road parking





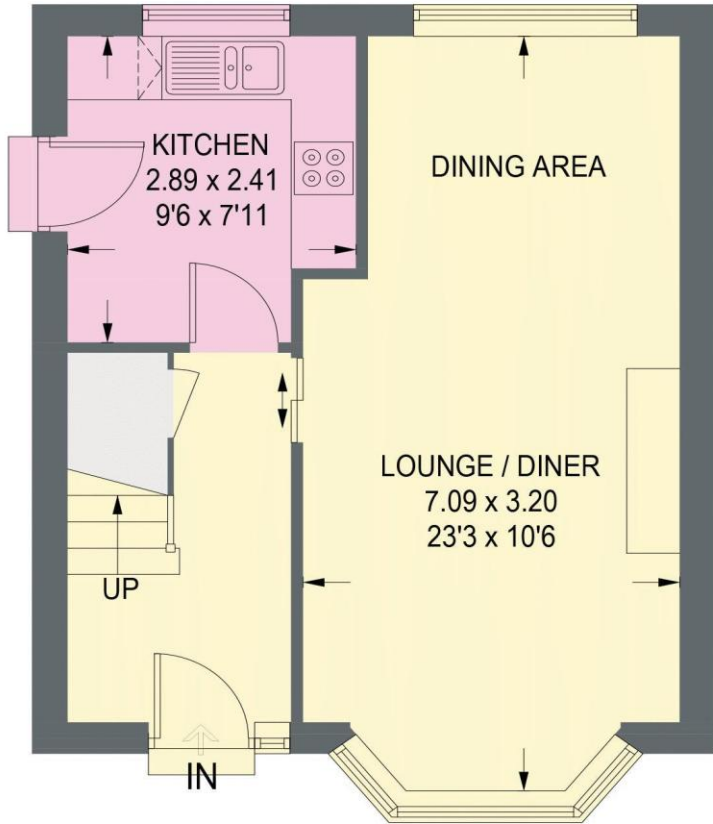
- Three Bedroom Semi-Detached
- Off Road Parking
- Large Lounge-Dining Area
- Kitchen w/ Integrated Appliances
- Landscaped Rear Garden w/ Various Sitting Areas
- Detached Garage
- Principal Bedroom w/ Fitted Wardrobes
- Modern Three Piece Bathroom
- Popular Location Close To Amenities
- EPC Rating: D / Council Tax Band B



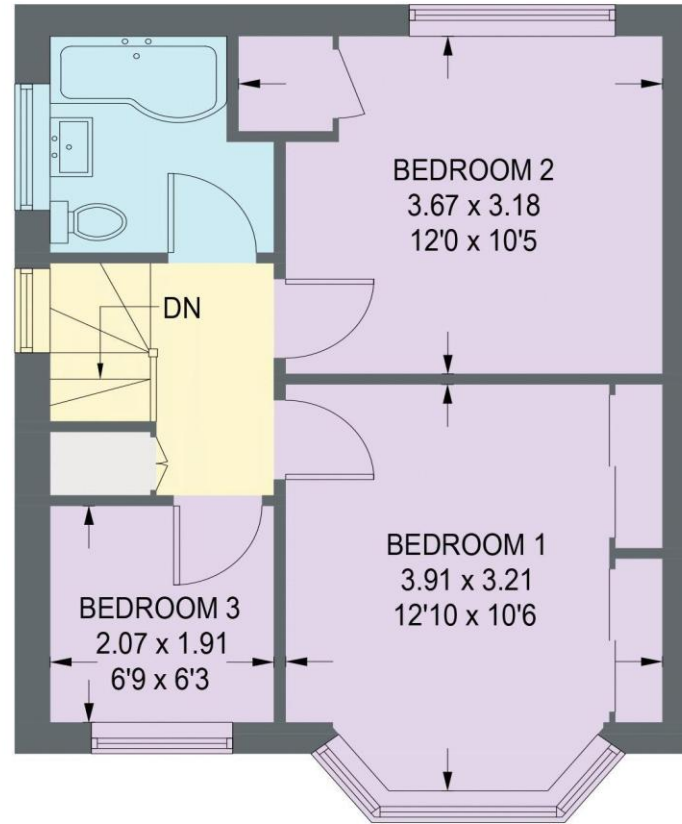


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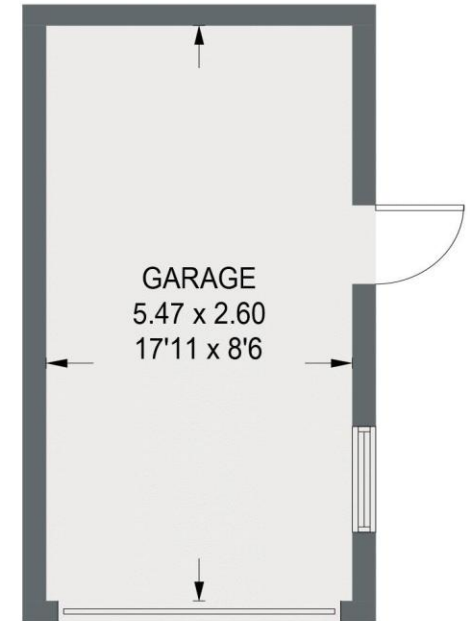
APPROXIMATE GROSS INTERNAL AREA = 82.3 SQ M / 885.6 SQ FT



GROUND FLOOR
48.2 SQ M / 519.3 SQ FT



FIRST FLOOR
34.0 SQ M / 366.2 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1242056)



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