







2 Queen Mary Road

Brampton • Chesterfield • S40 3LB

£425,000

Welcome to this three double-bedroom detached home, situated in the highly sought-after area of Brampton. The property is ideally located close to Chatsworth Road, offering a popular selection of cafés, bars, restaurants, and everyday amenities. Chesterfield town centre is within walking distance, along with the train station, regular bus services, and convenient access to major road networks. The area is also well regarded for its reputable schools and nearby outdoor spaces, including Somersall Park, with the Peak District just a short drive away. This property provides an ideal home for families. The property is entered via the front door into a welcoming hallway, which benefits from storage space. To the rear of the hallway is a stud wall, which could be removed to open access to the staircase, along with a side external door leading out to the rear garden. To the right of the hallway is the kitchen breakfast room. The breakfast area provides ample space for family dining and overlooks the side of the property, before opening into the modern front-facing U-shaped kitchen, which includes integrated appliances alongside space for freestanding appliances. Further along the hallway is a versatile reception room currently used as a fourth double bedroom, overlooking the side and rear of the property, but equally suited as a separate dining room. To the left of the hallway is a modern, part-tiled three-piece bathroom fitted with a bath and overhead shower, wash basin, and WC. Also to the left is the well-proportioned living room, featuring double patio doors opening onto the rear garden. From here, there is access to a front-facing study, ideal for home working. To the first floor are three spacious double bedrooms. Bedroom one overlooks the rear garden and benefits from fitted wardrobes, as well as direct access to the spacious modern five-piece family bathroom, which comprises a bath, corner shower cubicle, wash basin, bidet, and WC. Bedroom two overlooks both the front and side of the property and is another generously sized room, while bedroom three overlooks the rear and side and is also a spacious double bedroom. Externally, the rear garden is enclosed and designed for low maintenance, featuring a patio seating area alongside a central gravelled section. To the front, there is gated access to the property, while to the side there is a single garage and driveway providing off-road parking.





- Three Double Bedroom Detached House
- Spacious Family Home in Sought After Location
- Modern Breakfast Kitchen
- Separate Living Room Opening to Study
- Dining Room/Fourth Bedroom & Ground Floor Bathroom

- Three Spacious Double Bedrooms
- Five Piece Suite Family Bathroom
- Easy to Maintain Rear Patio Garden
- Driveway Parking & Single Garage
- Council Tax Band E





2 QUEEN MARY ROAD

APPROXIMATE GROSS INTERNAL AREA = 169.2 SQ M / 1821.1 SQ FT

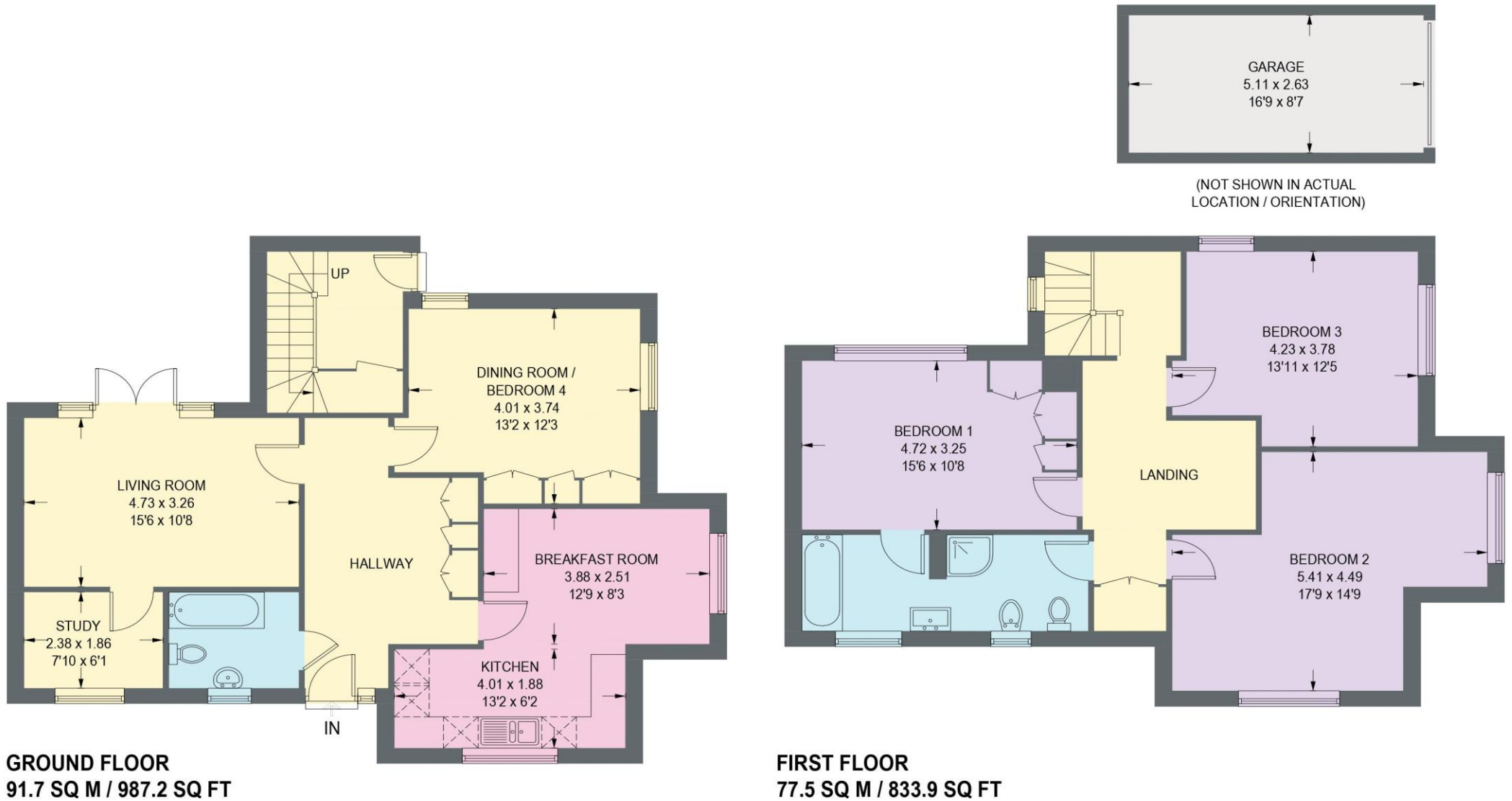


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1309029)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535