





DRINK THE GOOD DRINKS AND FEEL GOOD





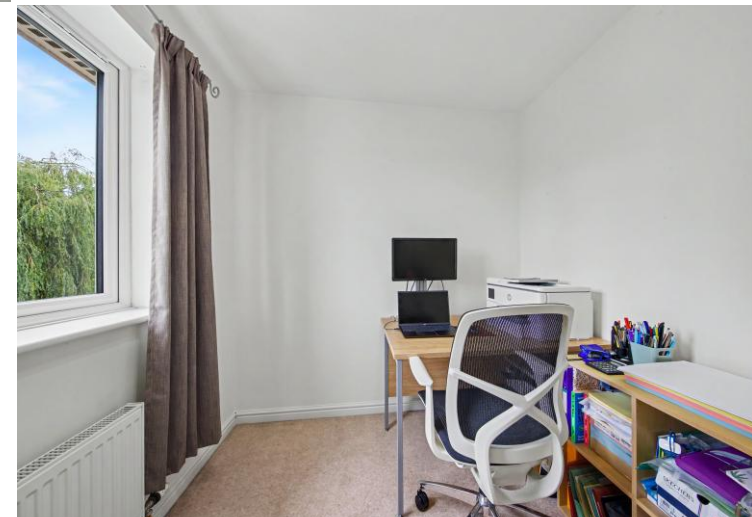
3 Silver Well Drive

Staveley • Chesterfield • S43 3LR

Guide Price £300,000 to £325,000

Welcome to this modernised four-bedroom detached family home, situated in the popular area of Staveley. The property benefits from an excellent range of local amenities, including shops, cafés, supermarkets, and everyday conveniences, while Chesterfield town centre is also easily accessible for a wider selection of retail, leisure, and dining facilities. The area is well served by reputable schools, making it particularly appealing to families. Excellent transport links provide straightforward access to surrounding areas, the M1 motorway, Chesterfield train station, and regular bus services. Poolsbrook Country Park is within easy reach, offering attractive green spaces and walking routes. This property presents an ideal family home, ready to move straight into. The property is entered via a porch, which leads into the main hallway. The hallway benefits from useful storage and access to a convenient ground floor WC. To the left is the dining room, a generously sized front-facing reception room featuring a bay window and ample space for family dining. Further along the hallway is the living room, a well-proportioned space offering comfortable family living. Double doors open into the conservatory, creating a bright and versatile additional reception area, which in turn benefits from double doors leading out onto the rear garden. To the rear of the property is the kitchen, fitted with a modern U-shaped range of shaker-style units and integrated appliances. The kitchen also provides space for dining and benefits from an external door leading directly to the garden. To the first floor are four bedrooms and the family bathroom. Bedroom one is a spacious front-facing double room benefitting from fitted wardrobes and a modern fully tiled ensuite shower room comprising a shower cubicle, wash basin, WC, and built-in storage. Bedroom two is another generous front-facing double room, also benefitting from fitted wardrobes. Bedrooms three and four overlook the rear garden, with bedroom three being a further double room with fitted wardrobes and bedroom four a single bedroom, currently utilised as a study and also benefitting from fitted storage. All four bedrooms benefit from fitted wardrobes or built-in storage. The family bathroom is modern and fully tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is private, enclosed, and designed for ease of maintenance. It begins with a patio seating area before opening onto a level lawn, complemented by a shed and an additional seating space. To the front, a driveway provides off-road parking for multiple vehicles and leads to an attached single garage.



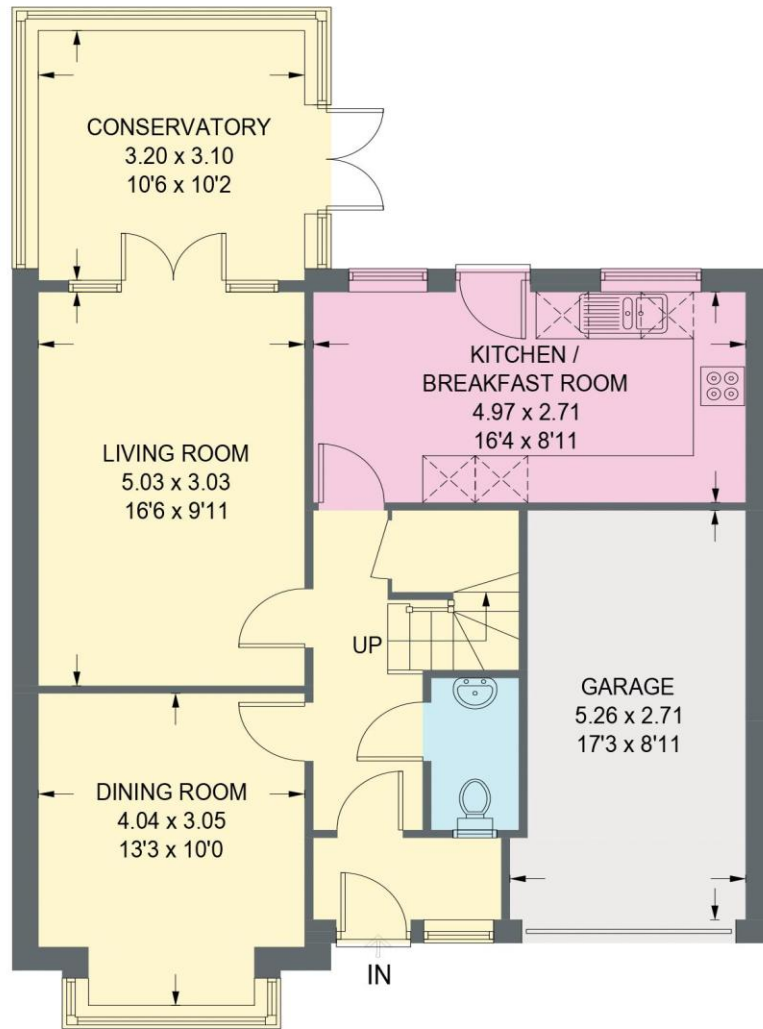


- Modern Four Bedroom Detached Family House
- Popular Location with Excellent Transport Links
- Separate Bay Fronted Dining Room
- Combi Boiler & New Windows/Doors Both Fitted in 2024
- Modern Shaker Style Kitchen
- Four Bedrooms, all w/ Fitted Wardrobes
- Modern Three Piece Suite Bathroom & Ensuite
- Private Rear Garden & Patio
- Front Driveway & Attached Garage
- Council Tax Band D/EPC Rating C

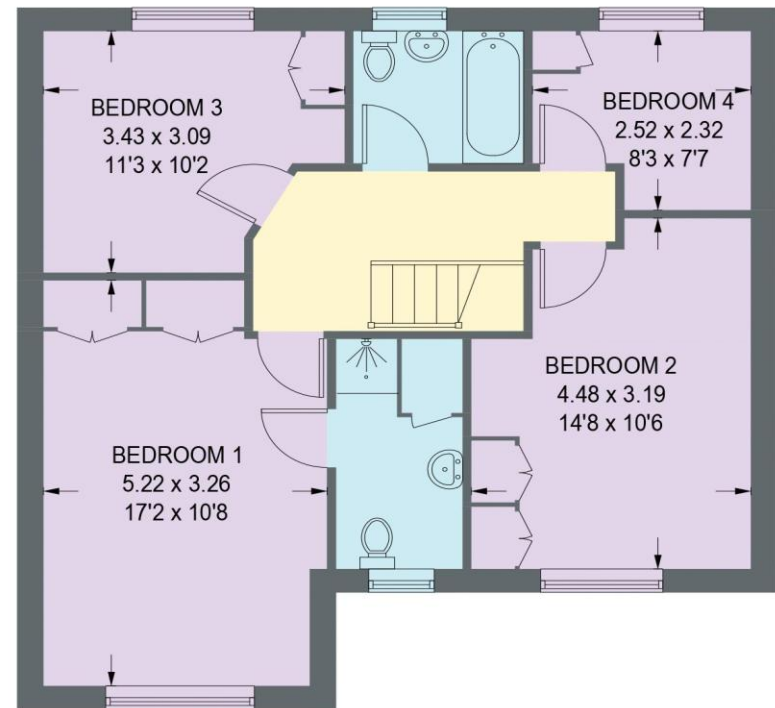


3 SILVER WELL DRIVE

APPROXIMATE GROSS INTERNAL AREA = 138.0 SQ M / 1485.0 SQ FT
(INCLUDING GARAGE)



**GROUND FLOOR = 77.9 SQ M / 838.1 SQ FT
(INCLUDING GARAGE)**



FIRST FLOOR = 60.1 SQ M / 647.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1315609)

