







7 Brushfield Road

Holme Hall • Chesterfield • S40 4XF

Guide Price £220,000 to £230,000

Welcome to this well-maintained three-bedroom semi-detached home, situated in the popular area of Holme Hall. The property enjoys excellent access to a wide range of everyday amenities, while Chesterfield town centre is just a short drive away, offering an extensive selection of shops, restaurants, leisure facilities, and services. The area is well served by highly regarded schools and benefits from excellent transport links, including major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Queens Park and Holmebrook Valley Park are both within easy reach, providing attractive green spaces, leisure facilities, and scenic walking routes. This property is ideally suited to a variety of buyers, including first-time buyers, couples, and families alike. The property is entered via a welcoming entrance hallway, which provides access to the staircase and the principal living accommodation. To the left is the living room, a well-proportioned front-facing reception room offering a comfortable space for relaxation. Leading through from the living room is the spacious kitchen diner, fitted with a modern range of gloss units incorporating integrated appliances alongside space for freestanding appliances. A breakfast bar provides additional seating, while there remains ample room for a family dining table, making this a practical and sociable space for everyday living and entertaining. The kitchen also provides access to a separate utility room, offering additional space for freestanding appliances and further storage. The utility benefits from an external door leading to the rear garden, along with internal access to the integral car port. To the first floor are three bedrooms and the family bathroom. Bedroom one is a spacious front-facing double bedroom, while bedroom two is another generous double room overlooking the rear garden. Bedroom three is a well-proportioned single room positioned at the front of the property, offering flexibility as a child's bedroom, nursery, dressing room, or home office. The family bathroom is modern and part tiled, fitted with a four-piece suite comprising a bath, separate shower cubicle, wash basin, and WC. Externally, the rear garden has been designed for ease of maintenance and features a decked patio area leading onto a level artificial lawn, with a further decked seating area positioned at the rear. A detached garage provides valuable additional storage. To the front of the property, a driveway provides off-road parking and leads to the attached car port, offering further covered parking and practicality.





- Well Maintained Three Bedroom Semi Detached House
- Popular Location Close to Local Amenities
- Well Proportioned Front Facing Living Room
- Modern Gloss Fitted Kitchen
- Dining Room & Separate Utility Room
- Three Good Sized Bedrooms
- Part Tiled Four Piece Suite Bathroom
- Low Maintenance Rear Garden & Decking
- Driveway Parking, Car Port & Detached Garage
- Council Tax Band B/EPC Rating D



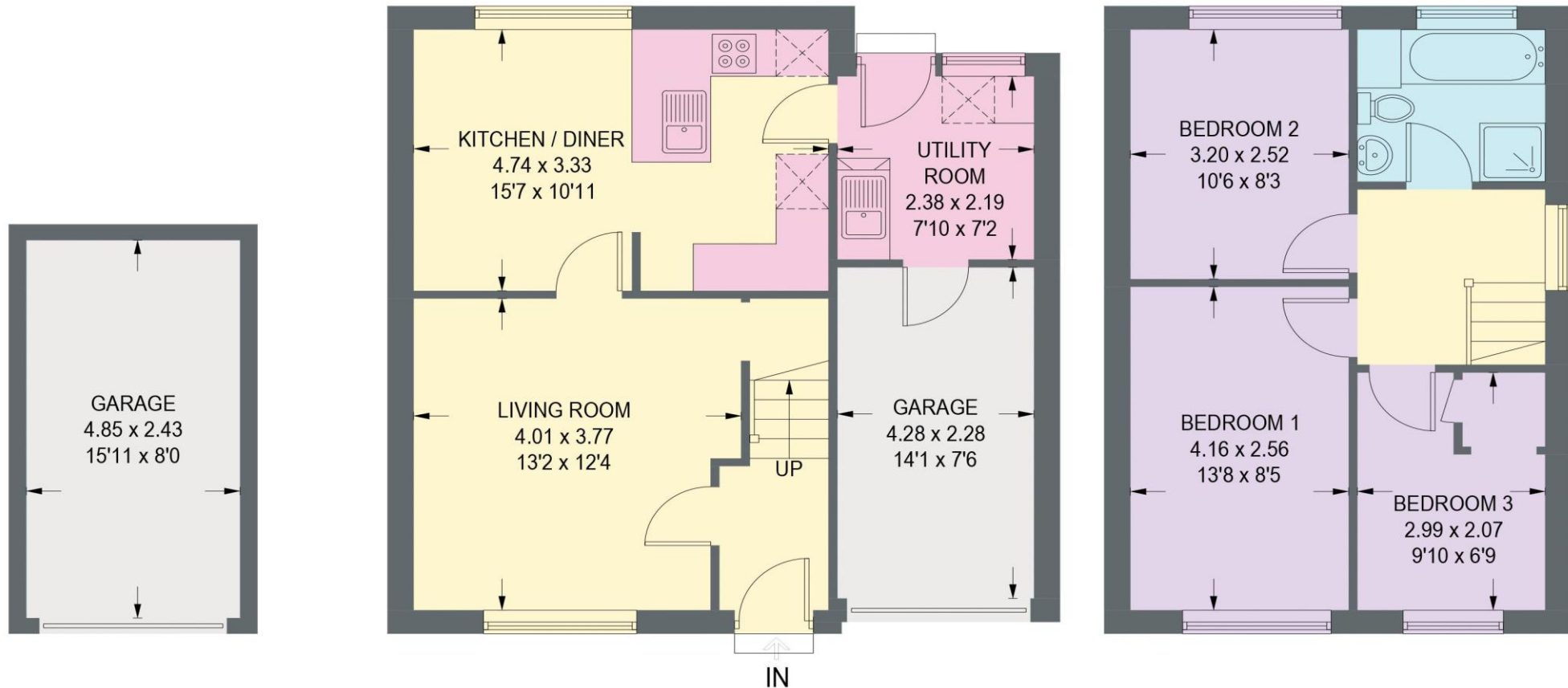


7 BRUSHFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA (INCLUDING ATTACHED GARAGE) = 86.4 SQ M / 930.4 SQ FT

DETACHED GARAGE = 11.9 SQ M / 128 SQ FT

TOTAL = 98.3 SQ M / 1058.4 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

GROUND FLOOR (INCLUDING GARAGE)
51.0 SQ M / 549.7 SQ FT

FIRST FLOOR = 35.4 SQ M / 380.7 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1329426)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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