







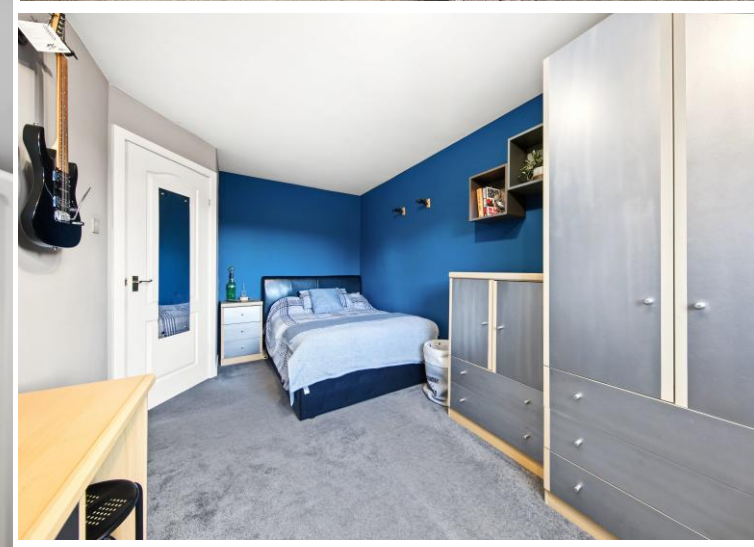
## 36 Bentham Road

Brockwell • Chesterfield • S40 4EZ

£399,950

Welcome to this well-presented four double-bedroom detached family home, situated in the highly sought-after area of Brockwell. Individually designed to provide enhanced space and generous proportions throughout, the property offers a thoughtfully planned layout with the particular advantage of all four bedrooms being spacious doubles. The property enjoys a convenient position close to a wide range of everyday amenities, with Chesterfield town centre also within easy reach for further shopping, leisure, and dining facilities. The location is particularly well suited to families, with several well-regarded schools nearby, while Holmebrook Valley Park and Linacre Reservoir provide excellent opportunities for scenic walks and outdoor recreation. Commuters are also well catered for, with convenient access to Chesterfield train station, the M1, and surrounding road networks. Offering spacious and versatile accommodation throughout, this property makes an ideal family home. The property is entered via a welcoming hallway, which benefits from useful storage. To the left is the living room, a spacious reception room featuring a bay window and fireplace, creating an attractive focal point. An archway leads through to the separate dining room, which provides ample space for family dining. Double doors from the dining room open into the conservatory, a bright and versatile additional reception space offering plenty of natural light and direct access to the rear garden. The kitchen can be accessed from both the hallway and dining room and is fitted with a U-shaped range of shaker-style units and integrated appliances. From here, there is access to a separate utility area, providing space for freestanding appliances and benefitting from an external door leading onto the rear garden. The hallway also provides access to a convenient ground floor WC and the integral single garage. To the first floor are four generously proportioned double bedrooms, alongside the family bathroom. Bedrooms one and two are positioned at the front of the property. The principal bedroom is a spacious double benefitting from fitted wardrobes and a part-tiled three-piece ensuite, comprising a bath with overhead shower, wash basin, and WC. Bedroom two is another generous double room with additional fitted storage. Bedrooms three and four overlook the rear garden. Bedroom three is a well-proportioned double room, currently utilised as a home office, while bedroom four is a further long and spacious double. With no compromise on bedroom space and all four rooms comfortably accommodating double beds, the first-floor accommodation is exceptionally well suited to growing families. The family bathroom is generously sized and part tiled, fitted with a three-piece suite comprising a corner bath with overhead shower, wash basin, and WC. Externally, the enclosed rear garden is well maintained and designed for easy enjoyment. A patio area provides ample space for outdoor seating before steps lead onto the lawned garden. There is also a gravelled section complemented by established bushes and planting. To the front of the property, a driveway provides off-road parking for multiple vehicles and leads to the integral single garage.





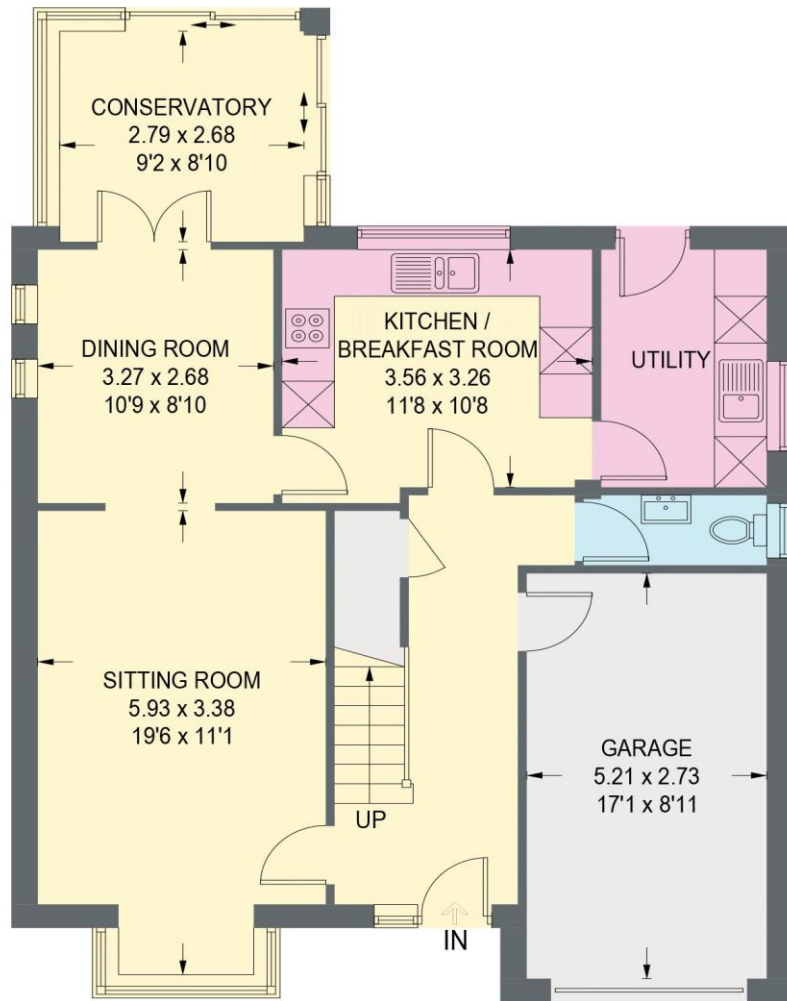
- Four Double Bedroom Detached House
- Highly Sought After Location
- Spacious Bay Windowed Living Room w/ Fireplace
- Separate Dining Room & Bright Conservatory
- Shaker Style Kitchen & Utility Room
- Four Double Sized Bedrooms
- Tiled Family Bathroom & Ensuite
- Enclosed Rear Garden & Patio
- Front Driveway & Integral Single Garage
- Council Tax Band E



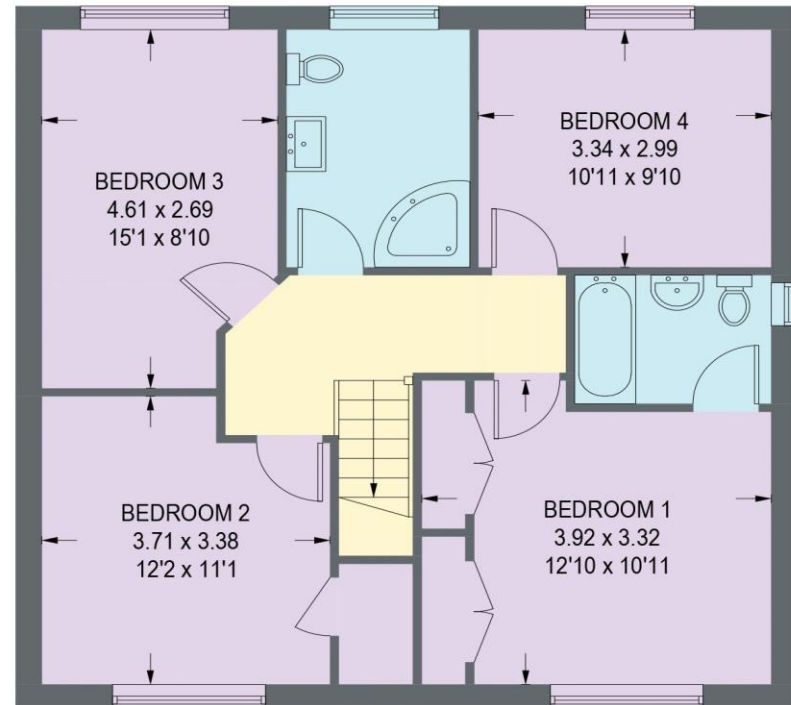


# 36 BENTHAM ROAD

APPROXIMATE GROSS INTERNAL AREA = 151.6 SQ M / 1632.0 SQ FT



**GROUND FLOOR = 81.2 SQ M / 874.1 SQ FT**



**FIRST FLOOR = 70.4 SQ M / 757.9 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1337489)



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