



**Horse Chestnut Close, Chesterfield, S40 2FL**

4    2    1

EPC    C

**£1,200 Per Month**

**PINEWOOD**

# Horse Chestnut Close

## Chesterfield

S40 2FL



**£1,200 Per Month**

**4 bedrooms  
2 bathrooms  
1 receptions**

- Immaculate Four-Bedroom, Three-Storey Town House - Fantastic Family Home
- Low-Maintenance Enclosed Rear Garden with Lawn and Patio
- Modern Family Bathroom with White Suite and Shower over Bath, Downstairs W/C
- Principal Bedroom With En-suite Shower Room & Dressing Area with Additional Wardrobes
- Spacious Open-Plan Living Room With Under Stairs Storage & UPVC Patio Doors To The Garden
- Modern Kitchen With Integrated Neff Gas Four Ring Hob, Oven and Extractor - Space for Table
- Off-Street Parking Allocated Space in the Residents Communal Car Park and Single Garage To The Rear
- Easy Access to the M1 Motorway Junc 29, The Peak District is a Short Drive Away, Close to the Train Station, Hospital and College Too!
- Walking Distance to the Town Centre, Nearby Retail Parks, Chatsworth Road Amenities and Queens Park
- Gas Central Heating - uPVC Double Glazing - EPC Rated - Council Tax Band C





This beautifully presented, deceptively spacious four-bedroom, three-storey townhouse is located within a popular residential development, offering contemporary living in a convenient setting.

The property boasts a modern fitted bay-window breakfast kitchen with integrated appliances including a NEFF 4 ring gas hob, oven and extractor, space/plumbing for a washing machine and space for a tall fridge freezer and small table, ideal for busy mornings, while the open-plan living room provides a versatile layout, complete with under-stairs storage and patio doors leading seamlessly to the low-maintenance, enclosed rear garden – perfect for indoor-outdoor living.

The principal bedroom on the second floor features a dressing area with wardrobes, additional wardrobes and en-suite shower room, creating a private retreat, while three further bedrooms on the first floor and a family bathroom with white suite and shower over bath provide flexible accommodation for family life. A downstairs W.C adds additional convenience.

Externally, the low-maintenance rear enclosed garden with lawn and patio offers a peaceful space for relaxation or entertaining, with off-street allocated parking space in the communal residents car park and a single garage providing ample vehicle and storage space.

Perfectly positioned for commuters, the home provides easy access to the M1 motorway network and local train station. Chesterfield Town Centre, nearby retail parks and Chatsworth Road, with their range of shops, bars, and restaurants, are just a short walk away, and Queens Park with its leisure centre is also close by.

**\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

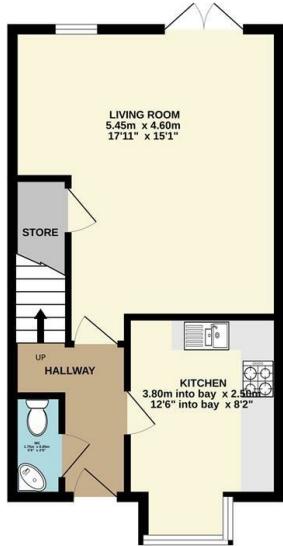
If you would like to view/apply for this property, please click the 'Request Details' button on Rightmove and enter your information

#### **DISCLAIMER**

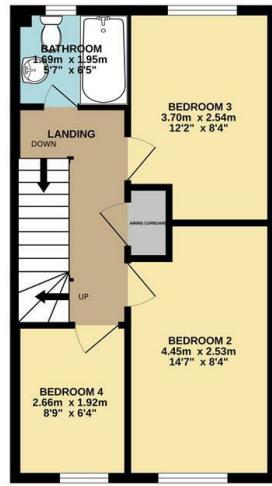
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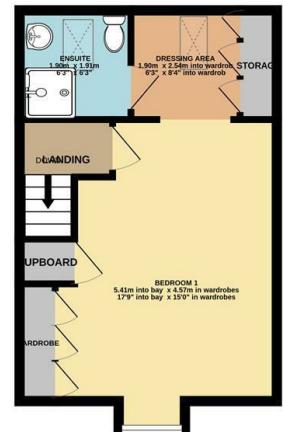
GROUND FLOOR  
38.9 sq.m. (419 sq.ft.) approx.



1ST FLOOR  
36.4 sq.m. (392 sq.ft.) approx.



2ND FLOOR  
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA: 106.4 sq.m. (1145 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(11-1) B		
(69-89) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



PINEWOOD