



**Avonlea Somersall Lane**  
Somersall, Chesterfield, S40 3LA  
Guide Price £800,000

## Avonlea Somersall Lane

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£800,000 - £840,000 (Guide price)  
Located in unarguably one of the most desirable postcodes in Chesterfield, situated on the highly sought-after Somersall Lane, this development presents a unique opportunity to purchase a characterful new build home in this exceptionally desired location. Constructed by local builder, Rutland Properties, this bespoke development consists of 3 individually designed homes, crafted around modern day life.

Welcome to Avonlea, a charming and elegantly styled 5 double bedroom executive family home, architecturally designed to blend into the eclectic period facade of Somersall Lane. Offering a truly spacious 2810 sqft of accommodation over 2 storeys, the property features an open plan living and dining island kitchen, a designated ground floor office providing ample work-from-home space, flexibility with a ground floor bedroom and bathroom, a separate formal lounge, generously sized bedrooms including beds 1 and 2 with en-suite shower room, an integral single garage, ample off road parking and a private garden to the rear of the property.

2 x AEG 8000 Series Built in Multifunction Ovens  
AEG Series 8000 Built in Combination Microwave  
AEG Black Warming Drawers  
AEG Series 8000 Black Induction Hob with Built in Extractor (4 ring)





Samsung Family Hub  
Freestanding Fridge Freezer with  
Interactive Smart Screen  
AEG Built in Black Bottle Wine  
Cooler  
AEG Series 9000 Integrated Full  
Size Dishwasher  
Quooker Fusion Round PRO3  
Brass 4 in 1 Boiling water Tap  
Oak Herringbone Floor  
throughout



## Floor Plan

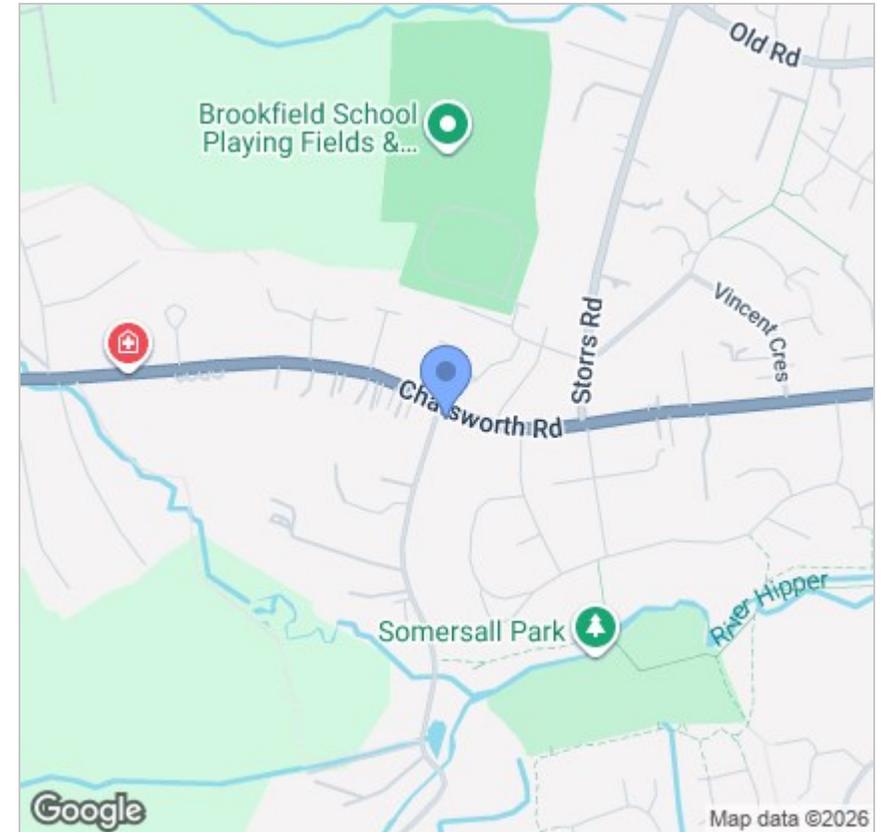


## Viewing

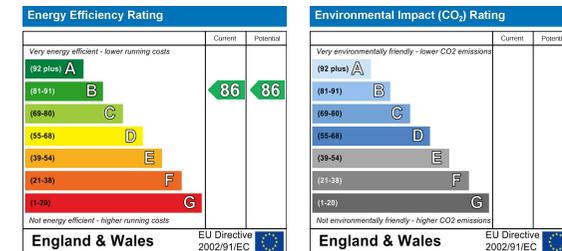
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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