

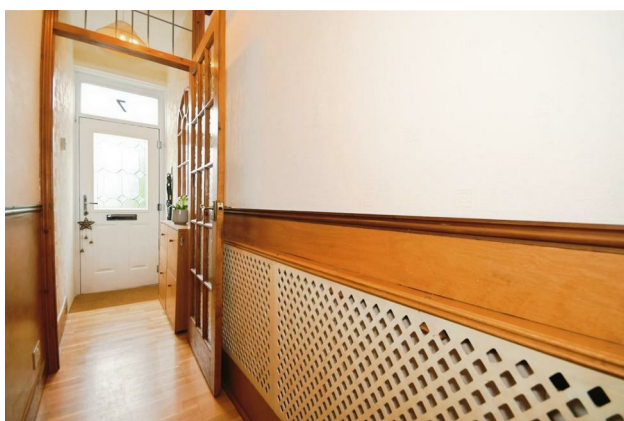
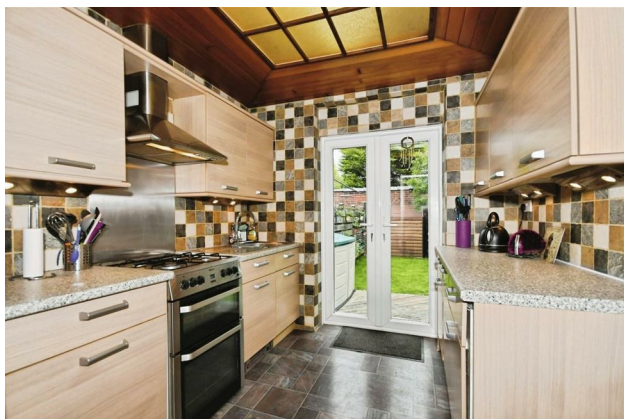
# HUNTERS®

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7 Westwood Lane, Brimington, Chesterfield, S43 1PA

Guide Price £260,000 - £270,000

## Property Images





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**Cellar**  
Floor area 15.4 sq.m.  
(166 sq.ft.)

**Ground Floor**  
Floor area 76.7 sq.m. (826 sq.ft.)

**First Floor**  
Floor area 59.7 sq.m. (643 sq.ft.)

**Second Floor**  
Floor area 28.2 sq.m.  
(303 sq.ft.)

Total floor area: 180.0 sq.m. (1,938 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



**\*\*GUIDE PRICE £260,000 - £270,000\*\***

**Deceptively Spacious Four Bedroom, Three Storey Semi-Detached Home With Approx. 1900sq ft in Brimington – No Upward Chain!**

Nestled in the heart of the sought-after Brimington Common area on the east side of Chesterfield, this deceptively spacious four-bedroom semi-detached property offers versatile accommodation across three floors—perfect for growing families or those seeking ample living space in a well-connected community.

Set back on a generous plot, this home benefits from a good-sized rear garden with useful outbuildings including a toilet with hot water, driveway parking, and a garage with plumbing for a washing machine. Situated close to local amenities, reputable schools, scenic country walks, Chesterfield Royal Hospital, and offering excellent bus links with easy access into Chesterfield town centre, the location couldn't be more convenient.

On entering the property, you're welcomed by a hallway that leads into a bright and airy open plan lounge and dining room complete with a charming bay window—ideal for modern family life. The adjacent kitchen with integrated appliances is well-proportioned with large storage pantry leading to the cellar with additional storage. The kitchen also flows seamlessly into a sun room, with sliding doors opening directly to the garden—perfect for entertaining or relaxing.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, including a generous principal bedroom featuring its own modern three-piece en suite shower room and double doors leading out to a private balcony. A stylish four-piece family bathroom with a comfortably large shower completes this level.

The top floor is home to a spacious fourth bedroom with additional storage, offering flexibility as a guest room, office, or teenager's retreat.

Don't miss the opportunity to view this versatile family home in a thriving community location!

**PROPERTY INFORMATION**

The property also benefits from gas central heating via a brand new Ideal combi boiler, owned solar panels for energy efficiency, and is offered to the market with no upward chain, making for a smooth and stress-free move.

Freehold, Tax Band A, EPC Rating C.

**DISCLOSURE**

**ADVERT & DESCRIPTION DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.  
All measurements are approximate.

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