



20 Brackens Lane

Barlborough, Chesterfield, S43 4UR

Price Guide £400,000



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# 20 Brackens Lane



## Description

Guide Price £400,000 to £425,000

A fantastic opportunity to purchase a well cared for and modern family home in the popular location of Barborough. With three large double bedrooms and a further smaller bedroom, this property offers the modern family everything that is needed to live the comfortable life.

The ground floor has a hallway with access to the open plan living and dining room, quality designer kitchen, downstairs WC and the converted garage, currently used as an office and TV room.

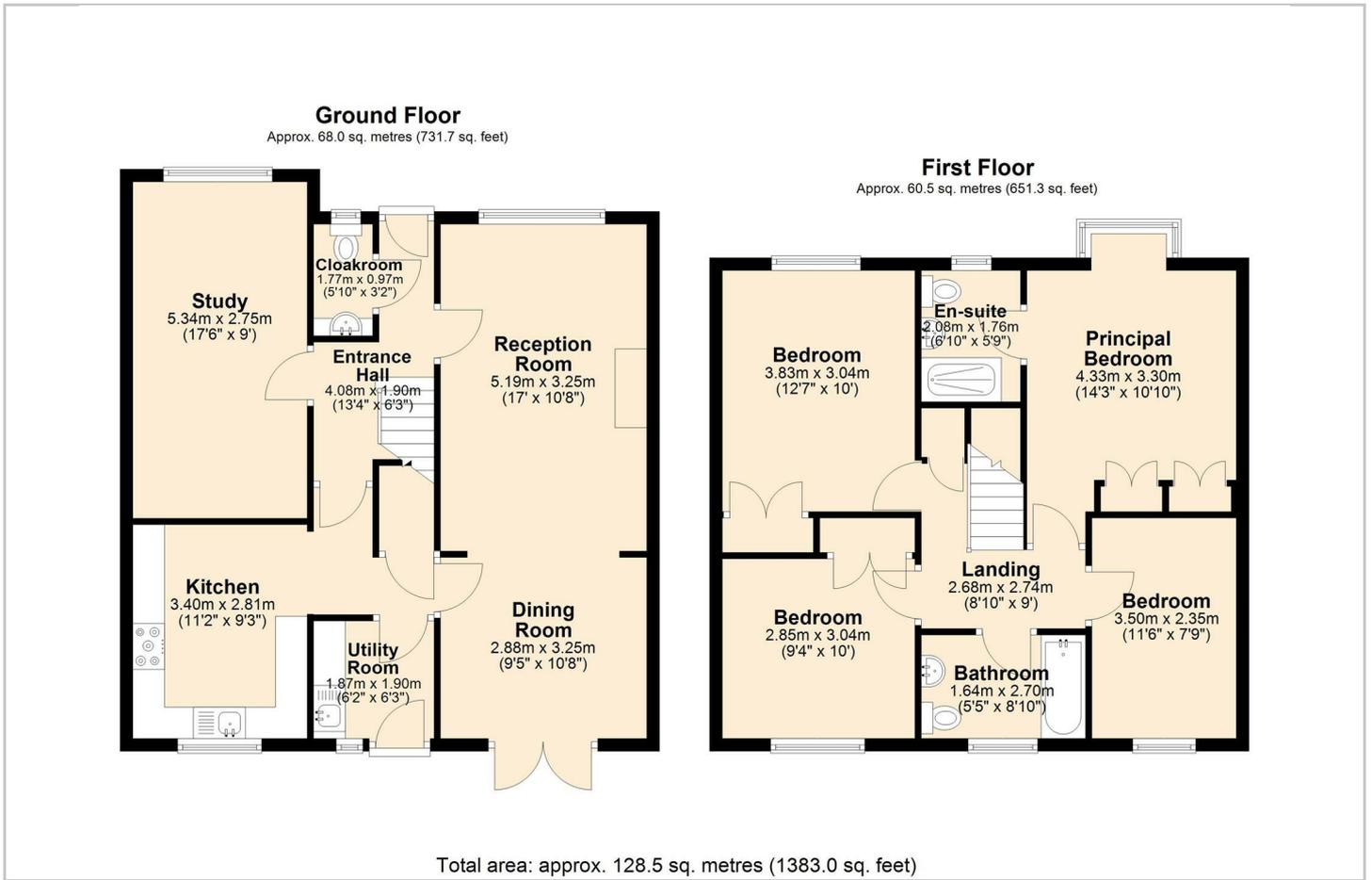
Upstairs three of the bedrooms offer built-in wardrobes with the master boasting an en-suite shower room. A modern family bathroom with rainfall shower completes the first floor; all of the family are well catered for! Externally there is parking at the front for at least two vehicles, as well as a front garden, and to the rear is an enclosed private garden of great proportions with various entertaining spaces.

- Guide Price: £400,000 to £425,000
- Desirable Barborough location with great transport links
- Four good sized bedrooms, master with en-suite
- Stylish kitchen finished in gloss grey with included 'American Style' Fridge Freezer
- Garage conversion offering an additional reception room, study or reading room
- Off road parking for multiple vehicles
- Fantastic and private, low maintenance rear garden
- Envious position overlooking green space incorporated in to the development
- Additional downstairs W/C
- Call ELR - 0114 2683388





## Floor Plan



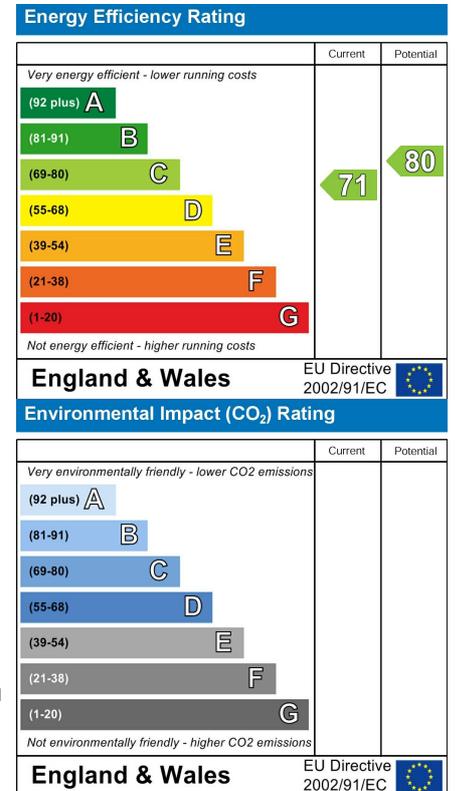
## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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