



Cornwall Drive, Grassmoor Chesterfield S42 5DX

welcome to

Cornwall Drive, Grassmoor Chesterfield

Found in the popular residential location of Grassmoor is this Three Bedroom Semi Detached Family Home, offered FOR SALE WITH NO CHAIN, in a lovely position on the CUL DE SAC. This home offers accommodation over two floors, and is finished with gardens which enjoy the sun, a garage and driveway



Entrance Porch

A front facing PVCu double glazed door opens to this entrance porch, along with a front facing PVCu double glazed obscure window. This entrance porch is completed with an electric heater and coving to the ceiling.

Lounge

10' 9" x 16' 1" (3.28m x 4.90m)

This well appointed lounge found to the front of the home offers a PVCu double glazed window. Whilst a gas fire can be found with a decorative mantle piece, this lounge is completed with a central heating radiator and coving to the ceiling.

Hallway

This hallway found from the lounge offers a built in cupboard, whilst stairs rise to the first floor accommodation.

Breakfast Kitchen

9' 2" x 16' 1" (2.79m x 4.90m)

This breakfast kitchen is truly the hub of the home, offering a range of wall, base and drawer gloss units with complementary work surfaces and a 1 1/2 stainless steel sink and drainer with mixer tap. An electric oven can be found to the units with an induction hob over and extractor above. Integrated under counted fridge and freezer are offered to the units, along with an integrated automatic washing machine. A pantry which offers further storage to the kitchen can be found, with the wall mounted combi boiler fitted in February 2024. This breakfast kitchen further features a breakfast bar with seating, whilst a rear facing PVCu double glazed door offers access to the rear gardens. Completing this breakfast kitchen is a rear facing PVCu double glazed window, wood effect laminate flooring and a central heating radiator.

Landing

Stairs rise from the hallway to this first floor landing, offering the loft access hatch.

Bedroom One

11' 5" x 9' 5" (3.48m x 2.87m)

This front facing master bedroom offers a PVCu double glazed window with far reaching views onto the countryside, whilst it is completed with a central heating radiator.

Bedroom Two

12' 2" Max x 11' 9" Max (3.71m Max x 3.58m Max)

This second double bedroom found to the rear of the home offers a PVCu double glazed window and a central heating radiator. Completing this room is a storage cupboard over the stairs.

Bedroom Three

8' 8" x 6' 3" (2.64m x 1.91m)

Completing the bedrooms and found to the front of the home is this third bedroom. Offering a PVCu double glazed window and a central heating radiator.

Bathroom

This bathroom offers a three piece suite comprising of a low flush w.c and a vanity hand wash basin within a vanity work surface and storage under. Completing the suite is a corner panelled bath with a mains shower over. Whilst floor to ceiling tiling can be found, this bathroom is completed with a chrome heated towel rail and a rear facing PVCu double glazed obscure window.

Outside & Exterior

This property is found in a great position on Cornwall Drive to the bottom of the Cul de Sac offering privacy. Whilst a driveway extends to the side with parking for two vehicles, the front gardens are completed with a shared lawn with slate and pebbled borders.

The gardens to the rear of the home open from the kitchen to a paved patio, offering a perfect outdoor seating area. Whilst steps lead up the gardens to a lawn area, raised slate borders are offered to the steps. A further patio area can be found to the end of the gardens offering a peaceful seating area under

the established apple tree. The gardens are completed with established planted borders.

Garage

This detached garage found to the bottom of the driveway offers a manual up and over door and a side facing PVCu double glazed window. Whilst it is completed with power and lighting.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Cornwall Drive, Grassmoor Chesterfield

- Council Tax Band: A
- ***Guide Price £190,000 - £200,000***
- Three Bedroom Semi Detached Family Home
- Popular Residential Location of Grassmoor
- Lounge and Breakfast Kitchen
- Three First Floor Bedrooms and Bathroom
- Driveway with Parking for Two Vehicles and Detached Garage
- 24 hour Security Cameras
- Offered For Sale with No Chain

Tenure: Freehold EPC Rating: C

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF104028 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk