



**Springwood Street, Temple Normanton, Chesterfield, Derbyshire S42 5DN**

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**£260,000**

**PINEWOOD**



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Temple Normanton  
Chesterfield  
Derbyshire  
S42 5DN**

**£260,000**

**3 bedrooms  
1 bathroom  
1 reception**

- COUNCIL TAX BAND B - MOSTLY TRIPLE GLAZED
- BLOCK PAVED DRIVEWAY PARKING FOR UP TO FOUR CARS
- REAR SOUTH WEST FACING PLEASANT AND WEL KEPT WALLED COURTYARD WITH DECKED COVERED SEATING AREA
  - GROUND FLOOR W.C AND TWO UTILITY AREAS
- BUILT IN WARDROBES TO MASTER BEDROOM AND BEDROOM TWO
  - SPACIOUS LOUNGE WITH FEATURE FIREPLACE
    - LUXURY FAMILY HOME
- MODERN BATHROOM WITH FOUR PIECE SUITE, CORNER BATH AND SHOWER CUBICLE
  - SPECTACULAR L-SHAPED SPACIOUS CONSERVATORY
  - QUIET VILLAGE WITH EASY ACCESS TO M1 MOTORWAY



**\*\*MOSTLY TRIPLE GLAZING\*\*BACKS ONTO WOODLAND\*\*SPECTACULAR L-SHAPED CONSERVATORY TO THE REAR\*\*BUILT IN WARDROBES TO BEDROOM ONE AND BEDROOM TWO\*\*LUXURY FOUR PIECE MODERN BATHROOM\*\***

LUXURY EXTENDED MODERN FAMILY HOME\*\*Pinewood Properties are delighted to offer this THREE bed DETACHED FAMILY HOME located in the sought after quiet village of Temple Normanton within the North Derbyshire countryside; you have an incredible range of green spaces on your doorstep, including countryside parks and walks. The area is within the catchment of several highly regarded schools, and you have excellent access to bus/commuter routes with ease of access to M1 motorway links. The property downstairs has an entrance porch, generous lounge diner, inner hall, two utility areas, downstairs w.c, well stocked kitchen and spectacular L-shaped conservatory overlooking the rear garden, to the first floor is a landing giving access to the family bathroom with four piece suite which includes a corner bath and a walk in shower enclosure, master bedroom with built in wardrobes, bedroom two also having built in wardrobes and bedroom three. To the front is a block paved driveway for two vehicles and both sides of the property have gated access to the rear easily maintained pleasant walled courtyard garden with raised patio seating area, pagoda and pebbled areas. Mostly Triple uPVC Glazing (Conservatory Double Glazed) and Gas Central Heating. BLINDS INCLUDED

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

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!\*\***

#### **Entrance Porch**

13'0" x 6'5" (3.97 x 1.97)

The property is entered into the porch area through the uPVC door, This useful area could be used for an office space or coat/shoe storage, with Kardean flooring, wallpaper décor, coving, radiator, uPVC triple glazed window and granite style window sills.

#### **Lounge**

23'11" x 11'8" (7.30 x 3.58)

The fantastic lounge has neutral carpet, wallpaper décor, dado rail, two radiators, coving, bespoke Italian living flame gas fire, archway to the inner hall and uPVC triple glazed window and uPVC patio doors leading out to the rear garden.

#### **Inner Hallway**

The spiral stairs rise to the landing with laminate flooring, wallpaper décor, radiator and uPVC triple glazed window.

#### **Utility Rooms**

8'5" x 5'5" and 4'9" x 5'5" (2.57 x 1.67 and 1.46 x 1.67)

There is a useful room leading to the utility room with storage, laminate flooring, radiator, The utility room has space/plumbing for an American Fridge Freezer, washing machine and tumble dryer. With a continuation of the laminate flooring, painted décor and the IDEAL combi boiler is located in here too.

#### **Ground Floor WC**

5'3" x 3'1" (1.62 x 0.95)

The downstairs w/c has a white two piece suite comprising a low flush wc and a wall mounted wash hand basin, with tiled flooring, painted décor, coving, radiator, extractor and uPVC triple glazed frosted window.

#### **Conservatory**

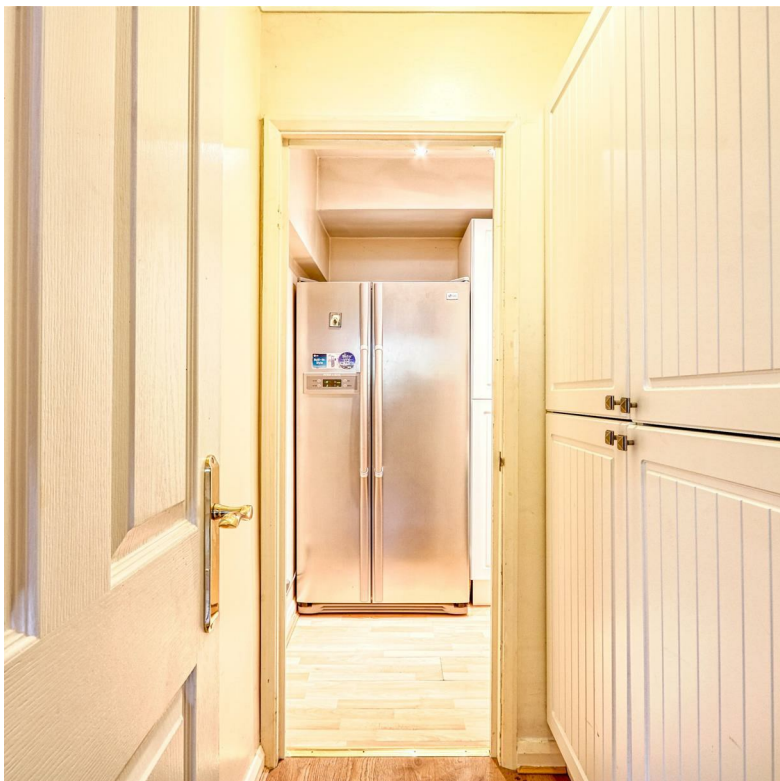
22'2" x 16'1" (6.78 x 4.91)

This spectacular L-shaped conservatory is perfect for entertaining family and friends, with uPVC French doors leading out to the rear garden, with wooden laminate flooring and wall lights and uPVC windows to three sides letting in lots of light, granite style window sills and a quirky wine storage.

#### **Kitchen**

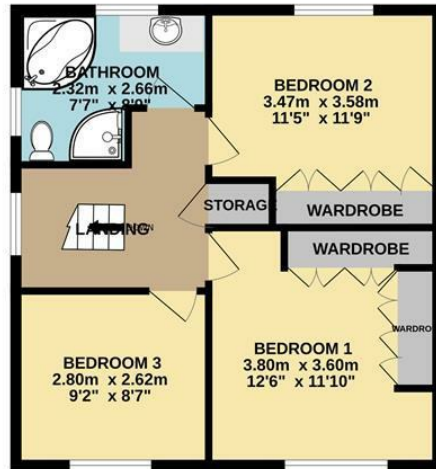
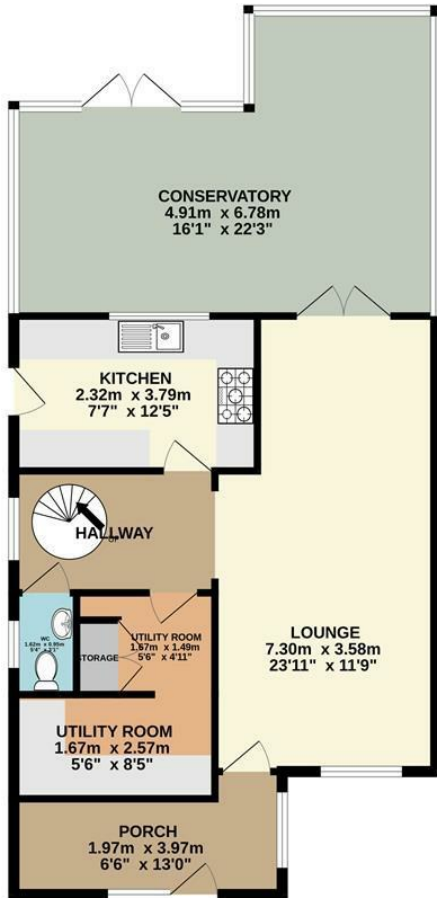
12'5" x 7'7" (3.79 x 2.32)

The well appointed and stocked kitchen has a great range of wall and base units and drawers with a complimentary laminate worktop incorporating a sink with brushed stainless mixer tap, integrated appliances include a five ring gas hob, extractor, dishwasher, oven and grill and fridge. With tiled effect flooring, painted décor, radiator, uPVC triple glazed window and uPVC door leading to the side of the property.



GROUND FLOOR  
85.5 sq.m. (920 sq.ft.) approx.

1ST FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA: 135.1 sq.m. (1454 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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The spiral stairs rise to the landing with neutral carpet, wallpaper décor, coving, radiator, storage cupboard uPVC triple glazed window and loft access.

#### Landing

12'5" x 11'9" (3.80 x 3.60)

This double bedroom to the front aspect has the benefit of a great range of built in wardrobes and drawers, with neutral carpet, wallpaper décor, dado rail and coving, inset spotlights, radiator and uPVC triple glazed window.

#### Bedroom Two

11'8" x 11'4" (3.58 x 3.47)

This double bedroom to the rear aspect has laminate flooring, wallpaper décor, coving, built in wardrobes, radiator and uPVC triple glazed window overlooking woodland.

#### Bedroom Three

9'2" x 8'7" (2.80 x 2.62)

This single bedroom to the front aspect, currently used as an office has laminate flooring, wallpaper décor, dado rail, coving, radiator and uPVC triple glazed window.

#### Bathroom

8'8" x 7'7" (2.66 x 2.32)

The luxury fully tiled dual aspect bathroom has a white four piece suite including a corner bath with mixer tap, corner shower cubicle, cistern wc and a ceramic sink set into granite style worktop with chrome taps on a vanity unit. With inset spotlights, wall mounted radiator and two uPVC triple glazed windows.

#### Outside

To the front of the property is a block paved driveway for two cars, with shrub boundaries, to the rear is a fully enclosed east facing courtyard garden with lovely, raised patio seating area and well stocked pots and pebbled areas. Accessed via both side of the property which are gated.

#### General Information

Tenure: Freehold  
Energy Performance Rating: D  
Total Floor Area: 1454.00 sq ft / 135.1 sq m  
Council Tax Band B  
Gas Central Heating  
Mostly Triple uPVC Glazing - Double Glazing to Conservatory  
House Alarm  
Loft

#### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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PINEWOOD

