



Rugby Drive, Chesterfield, Derbyshire S41 7GW

 3  2  2  EPC B

£200,000

PINEWOOD



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£200,000

**3 bedrooms
2 bathrooms
2 receptions**

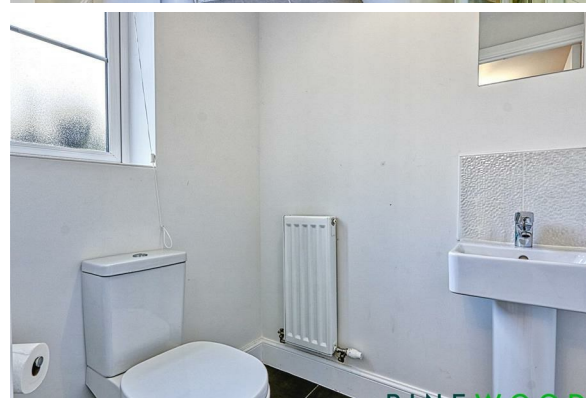
- FAMILY SIZED ACCOMODATION OVER THREE FLOORS
 - APPROX 1 YEAR NHBC REMAINING
- TWO ALLOCATED OFF ROAD PARKING SPACES TO THE REAR OF THE PROPERTY
 - LIVING ROOM WITH JULIET BALCONY
 - ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- EASY ACCESS TO CHESTERFIELD, DRONFIELD, SHEFFIELD AND MAIN COMMUTER ROUTES
 - SOUTH FACING FULLY ENCLOSED REAR GARDEN
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- FANTASTIC KITCHEN DINER WITH THREE STORES AND DOORS OUT TO THE REAR GARDEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND C - LEASEHOLD



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NO CHAINSTYLISH AND MODERN**IDEAL FOR FIRST TIME BUYERS, GROWING FAMILY OR INVESTORS**Stylishly, modern town house built in 2016 with approx. one years NHBC warranty remaining, offering spacious, move straight into accommodation, arranged over three floors. An ideal starter home, situated in a well sought after residential development, close to the amenities in the centre of Chesterfield, Train Station, Dronfield and Sheffield.**

The flexible accommodation would also suit the growing family and comprises; to the ground floor an entrance hall with W.C/Cloakroom and a stylish and well equipped kitchen diner with uPVC French doors opening out to the rear garden. Stairs from the hallway lead up to the first floor which comprises a rear facing living room with Juliet Balcony overlooking the garden, bedroom three which is a single and a family bathroom with white suite and shower over bath. Finally stairs lead up to the principle bedroom with contemporary en-suite shower room and a further double bedroom. To the rear is a fully enclosed and south facing rear garden, allocated off road parking is located to the rear of the property for two cars. uPVC Double Glazing and Gas Central Heating.

CURTAINS/BLINDS AND FURNITURE CAN BE INCLUDED IN THE SALE IF REQUIRED

Please note the property is Leasehold. Ground Rent currently £225 p/a. Subject to review every ten years, linked to the Average Weekly Earning Index. Maintenance Charge currently £150 p/a Approx. 900 years left on lease.

****VIDEO TOUR - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY****

HALL/STAIRS/LANDINGS

The property is entered into the hall though the composite door with carpet, painted décor, radiator and uPVC window. Stairs rise to the first floor landing with carpet, painted décor, radiator uPVC window overlooking the green space and further stairs rise to the second floor. To the second floor landing is a storage cupboard.

GROUND FLOOR W.C/CLOAKROOM

5'6" x 4'3" (1.70 x 1.30)
The ground floor w.c/cloakroom has a white two piece suite comprising of a low flush w.c and a pedestal hand basin with chrome mixer tap, tiled flooring, painted décor, radiator and a uPVC window.

KITCHEN DINER

21'3" x 13'9" (6.50 x 4.20)
The stylish and well equipped kitchen diner has a great range of white gloss soft close wall, base and drawer units with a complimentary laminated worktop incorporating a 1 1/2 bowl sink with chrome mixer tap, high level oven, for ring gas hob and extractor, integrated fridge freezer, dishwasher and space/plumbing for a washing machine. With tiled flooring, painted décor including a chalk board wall, two radiators, three built in storage cupboards, space for sofa and dining table and includes and island seating area. uPVC doors lead out to the garden making this the perfect entertaining space!

LIVING ROOM

13'9" x 11'5" (4.20 x 3.50)
The spacious living room is located on the first floor with carpet, radiator, painted décor and uPVC doors opening to the Juliet balcony with views across the garden.

BATHROOM

6'10" x 6'3" (2.10 x 1.91)
The modern bathroom has a white three piece suite comprising of low flush w.c, bath with chrome mixer taps and shower over and a pedestal hand basin with chrome mixer tap. With part tiled walls and tiled flooring, part painted décor, and extractor.

BEDROOM THREE

9'1" x 6'10" (2.79 x 2.10)
This single bedroom has carpet, painted décor, radiator and uPVC window.

BEDROOM TWO

11'9" x 10'2" (3.60 x 3.10)
This double bedroom to the front aspect has carpet, painted décor, radiator and far reaching views though the uPVC window.

BEDROOM ONE

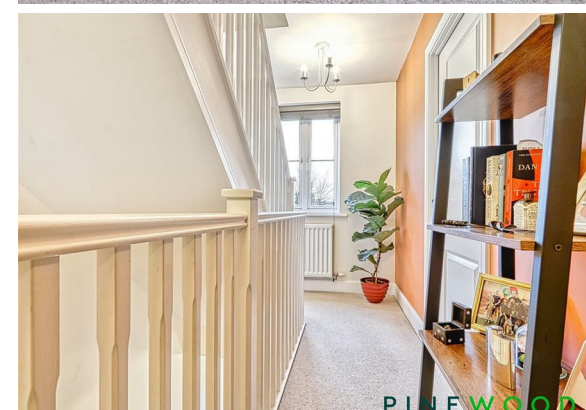
10'5" x 9'6" (3.20 x 2.90)
This double bedroom to the rear aspect has carpet, painted décor, radiator, storage cupboard, uPVC window and access into the en suite shower room.

ENSUITE SHOWER ROOM

5'10" x 5'10" (1.80 x 1.80)
The contemporary en suite shower room has a corner shower cubicle, low flush w.c and a pedestal hand basin with chrome mixer tap. Being partially tiled to the wall and fully tiled to the floor, radiator and extractor.

OUTSIDE

To the rear is a fully enclosed garden with patio and lawn, gated access to the rear communal car park with two allocated parking spaces.



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GENERAL INFORMATION
 TENURE: LEASEHOLD
 TOTAL FLOOR AREA 1089.00 SQ FT / 101.2 SQ M
 EPC RATING B
 COUNCIL TAX BAND C
 UPVC DOUBLE GLAZING
 GAS CENTRAL HEATING - COMBI BOILER

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.

RESERVATION AGREEMENT

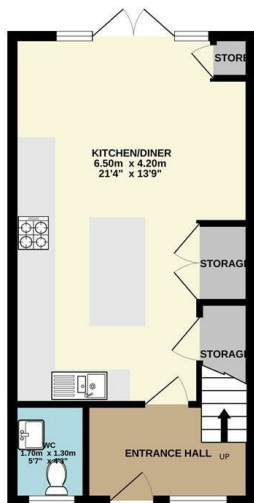
THIS MAY BE AVAILABLE ON THIS PROPERTY: The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

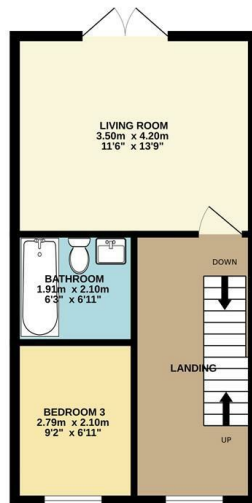
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

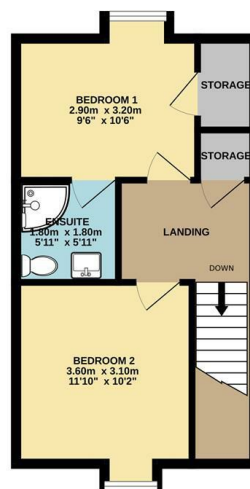
GROUND FLOOR
34.4 sq.m. (371 sq.ft.) approx.



1ST FLOOR
34.4 sq.m. (371 sq.ft.) approx.

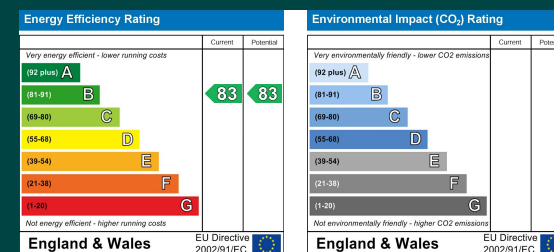


2ND FLOOR
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA: 101.2 sq.m. (1089 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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