



Longcroft Close, New Tupton, Chesterfield, Derbyshire S42 6DJ

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£285,000

PINEWOOD



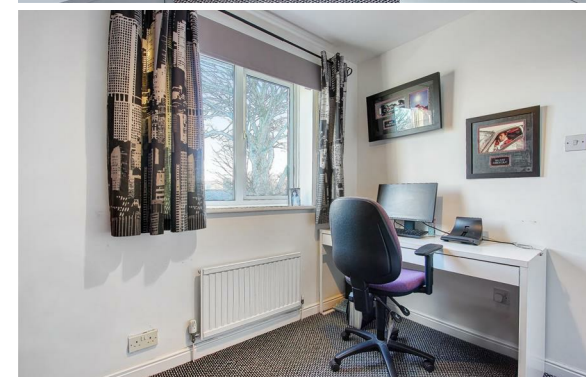
Longcroft Close New Tupton Chesterfield Derbyshire S42 6DJ

£285,000

4 bedrooms
2 bathrooms
2 receptions

- CUL DE SAC SOUGHT AFTER VILLAGE LOCATION - EASY ACCESS TO M1
 - GROUND FLOOR W.C/CLOAKROOM AND UTILITY ROOM
- LARGE CONSERVATORY TO THE REAR OVERLOOKING THE GARDEN
- STYLISH AND MODERN KITCHEN DINER WITH BREAKFAST BAR AND INTEGRATED APPLIANCES
- SINGLE INTEGRAL GARAGE AND BLOCK PAVED DRIVEWAY PARKING FOR TWO CARS
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND
 - ENSUITE SHOWER ROOM TO BEDROOM ONE
- FULLY ENCLOSED AND PRIVATE FAMILY SIZED REAR GARDEN WITH PATIO, LAWN AND SHED
- FOUR DOUBLE BEDROOMS - BUILT IN WARDROBES TO BEDROOM ONE
 - SEPARATE LOUNGE WITH FEATURE FIREPLACE





SUPERBLY PRESENTED DECEPTIONTLEY SPACIOUS FAMILY HOME

VIEWS TO REAR* CUL DE SAC VILLAGE LOCATION Pinewood Properties are delighted to offer this superbly presented versatile FOUR DOUBLE BED family sized detached home offering approx. 1332.00 sq ft of accommodation. Located on a quite cu de sac in the sought after village of NEW TUPTON. Tupton village offers a great range of local amenities, with independent shops, pubs and restaurants, fabulous green spaces & local walks. You have several highly regarded schools in the area for all ages & excellent transport links, including key commuter & bus routes. Easy access to the M1 motorway and only a short drive into the towns of Clay Cross, Chesterfield and close to the Peak District National Park.

The property has been lovingly upgraded by the present owner and comprises an entrance hall, separate stylish lounge with feature fireplace and bay window, open plan modern kitchen diner with integrated appliances, breakfast bar, pantry/store, access to the garage and space for dining table, uPVC sliding doors open out to the spacious conservatory overlooking and with access to the rear garden. The utility room and the ground floor W.C complete this floor. On the first floor you will find the principal bedroom benefiting from built-in wardrobes and a stylish ensuite shower room, there are three further double bedrooms, the rear bedrooms all have far reaching views and the family bathroom has a white suite with shower over bath. To the front is a block paved driveway for two cars and to the rear is a gated fully enclosed landscaped garden with patio, lawn and shed. uPVC Double Glazing and Gas Central Heating. This property must be viewed to be appreciated!

VIDEO TOUR - TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING

ENTRANCE HALL/STAIRS AND LANDING

The property is entered through the composite door into the hallway with access into the lounge, stairs rise to the first floor. To the landing there is a storage cupboard and loft access.

LOUNGE

15'10" x 13'5" (4.84 x 4.10)

A well presented reception room with a front aspect uPVC double glazed leaded bay window. A feature fire place provides the focal point of this neutrally decorated reception room. With radiator, part wallpaper and part painted décor and gloss wooden laminate flooring.

CONSERVATORY

12'7" x 7'9" (3.84 x 2.38)

The conservatory comprises uPVC double glazed windows on a brick base with double glazed uPVC French doors leading out onto the patio, with wooden laminate flooring, painted décor and radiator.

KITCHEN DINER

18'3" x 10'4" (5.58 x 3.16)

The kitchen is of a modern style with a stylish range of cream drawer, wall and base units, wine rack, wooden effect moulded work surfaces with tiled surrounds, inset circular stainless steel sink and drainer, tiled splash backs, under unit lighting and brushed metal handles. There is a radiator, telephone point, plumbing for a dishwasher, slot in cooker (included in the sale) and space for a fridge freezer, There is a rear facing uPVC double glazed window overlooking the garden, door to an under stairs cupboard/pantry, door to the integral garage and a door into the utility room. With breakfast bar seating for three people, space for a dining table, gloss laminate flooring, part painted and wallpaper décor. The uPVC sliding doors lead into the conservatory.

UTILITY ROOM

7'4" x 7'5" (2.26 x 2.27)

The utility room has space and plumbing for a washing machine and tumble dryer, laminated worksurfaces with laminate flooring, painted décor, radiator, uPVC external door and access into the ground floor W.C. The combi boiler is located in here.

GROUND FLOOR W.C./CLOAKROOM

4'3" x 3'9" (1.31 x 1.16)

The ground floor w.c/cloakroom has a two piece suite comprising of a low flush w.c and a pedestal and basin with chrome taps, tiled surrounds, painted décor, radiator and uPVC frosted window.

BEDROOM ONE

12'11" x 12'10" (3.95 x 3.92)

An attractively presented double bedroom with a front aspect uPVC double glazed leaded window, radiator, telephone point and a range of built-in wardrobes with sliding doors. With carpet, painted décor with a feature wallpaper to one wall and access into the ensuite shower room.

ENSUITE SHOWER ROOM

5'10" x 4'6" (1.80 x 1.38)

The ensuite shower room has a shower cubicle, low flush w.c and a ceramic sink with chrome mixer tap set into a vanity unit, with laminate flooring, painted décor, radiator and uPVC frosted window.

BEDROOM TWO

11'7" x 10'11" (3.55 x 3.35)

This is a double bedroom having a radiator, two front aspect uPVC double glazed leaded windows, neutral painted décor, carpet and space for wardrobes.

BEDROOM THREE

8'5" x 8'3" (2.57 x 2.52)

Having a rear aspect uPVC double glazed window with pleasing views out over the countryside in the distance. With laminate flooring, painted décor with a feature wallpaper wall and radiator.

BEDROOM FOUR

9'5" x 8'2" (2.88 x 2.51)

Having a radiator, double glazed rear facing uPVC double glazed window enjoying similar views to bedroom three, painted décor with a wallpapered feature wall and carpet.

FAMILY BATHROOM

6'11" x 5'5" (2.11 x 1.66)

The fully tiled family bathroom has a white suite comprising a bath with glass screen and shower over, low flush w.c and a pedestal hand basin with chrome mixer tap, wall mounted chrome towel radiator and uPVC frosted window.

SINGLE INTEGRAL GARAGE

16'6" x 8'2" (5.04 x 2.51)

The integral garage has an electric roller door, light and power. Access also from the kitchen.

OUTSIDE

To the front of the property is a lawn and block paved driveway for two cars, to the rear is a gated and fully enclosed landscaped garden with stone flagged patio, lawn and shed. With electric sockets and water tap.

GENERAL INFORMATION

Tenure: Freehold

Energy Performance Rating: D

Council Tax Band D

Total Floor Area: 1332.00 sq ft / 123.70 sq m

Fully uPVC Double Glazed

Gas Central Heating (Combi Boiler)

Loft - Lighting and Partially boarded

Shed Included in the Sale

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 MAY BE AVAILABLE

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
70.1 sq.m. (754 sq.ft.) approx.

1ST FLOOR
53.7 sq.m. (578 sq.ft.) approx.



TOTAL FLOOR AREA: 123.7 sq.m. (1332 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The price for this property is an estimate and should be used as a guide only. Prospective purchasers should visit the property to view the property in person. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. www.gazeal.co.uk

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