



Steeple Grange, Spital, Chesterfield, Derbyshire S41 0HU

4 3 2 EPC B

£270,000

PINWOOD



Steeple Grange Spital Chesterfield Derbyshire S41 0HU

£270,000

4 bedrooms
3 bathrooms
2 receptions

- STUNNING MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE SHOWER ROOM
- SINGLE GARAGE AND BLOCK PAVED DRIVEWAY FOR TWO CARS
- SOUGHT AFTER AREA ON THE EDGE OF THE TOWN CENTRE OF CHESTERFIELD
 - LIVING ROOM WITH JULIET BALCONY
- EAST FACING FULLY ENCLOSED REAR GARDEN WITH DECKING AND LAWN
 - GROUND FLOOR W.C/CLOAKROOM AND UTILITY ROOM
- STUNNING KITCHEN DINER WITH INTEGRATED APPLIANCES - FANTASTIC VIEWS
- MULTI USE ROOM WITH UPVC DOORS LEADING TO THE REAR GARDEN - PERFECT GYM, PLAYROOM, FAMILY ROOM OR OFFICE
- MODERN FAMILY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING AND COUNCIL TAX BAND C



****FAR REACHING VIEWS TO REAR**APPROX. 2 YEARS NHBC WARRANTY REMAINING****

****THREE FLOORS OF STUNNING FAMILY SIZED ACCOMMODATION****Pinewood Properties are delighted to offer this THREE/FOUR bed end terraced town house with approx.1380.00 sq ft of family sized accommodation set over three floors. Situated on a popular residential estate in the sought-after suburb of Spital, you are only a short walk from Chesterfield centre and the many independent shops and amenities it offers. Highly regarded primary and secondary schools are within the catchment area. Transport links are excellent, bus routes, train station nearby and excellent access to the M1 motorway & Chesterfield Hospital. The property on the ground floor has a welcoming entrance hall with under stairs storage, w.c/cloakroom, utility room and multi use room, ideal for a gym, office, playroom another bedroom? To the first floor is the living room with Juliet balcony and stunning well equipped L-shaped kitchen diner with far reaching views, to the second floor is the principal bedroom with built in wardrobes and en suite shower room, bedroom two is also a double and bedroom three is a single, the stylish family bathroom with white suite and shower over bath completes this floor. To the rear is a fully enclosed and east facing landscaped garden with patio, lawn, shed and decked seating area. To the front is a block paved driveway for two cars and access into the single garage. uPVC Double Glazing and Gas Central Heating.

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

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

ENTRANCE HALL/STAIRS AND LANDINGS

The property is entered into the welcoming hallway through the composite door, with wood effect vinyl flooring, painted décor, built in under stairs storage and an additional store.

MULTI USE ROOM - GROUND FLOOR

11'11" x 8'5" (3.65 x 2.58)

This multi use room has uPVC French doors leading out to the rear garden, ideal for a gym, playroom, office, family/games room or another bedroom. With painted décor, one wallpaper feature wall, carpet and radiator.

UTILITY ROOM

8'1" x 6'7" (2.48 x 2.02)

The utility room has a range of base units with a complimentary laminated worktop incorporating a stainless ink with chrome mixer tap, space and plumbing for a washing machine and a tumble dryer, wall mounted Glo Worm boiler, wood effect vinyl flooring, painted décor, radiator and composite door leading out to the rear garden.

GROUND FLOOR WC/CLOAKROOM

5'11" x 3'3" (1.81 x 1.00)

The ground floor w.c has a white two piece suite comprising a low flush w.c and a pedestal hand basin with chrome mixer tap and tiled surrounds, painted décor, wood effect vinyl flooring, radiator and inset spotlighting.

KITCHEN DINER

18'6" x 15'7" (5.65 x 4.77)

The stunning L-shaped kitchen diner has a great range of white gloss soft close drawers, wall and base units with a complimentary laminated worktop with tiled surrounds incorporating a stainless 1 1/2 bowl sink with chrome mixer tap, Integrated oven with separate grill, five ring gas hob and extractor, dishwasher, space for a tall fridge freezer, space for a dining table, inset spotlighting, two radiators, wood effect vinyl flooring, painted décor and lovely far reaching views out of the two uPVC windows.

LIVING ROOM

15'7" x 11'2" (4.75 x 3.42)

The living room situated on the first floor has uPVC doors to the Juliet balcony, carpet, painted décor with feature wallpaper to one wall and two radiators.

BEDROOM ONE

13'6" x 11'3" (4.13 x 3.44)

This double bedroom has built in wardrobes, carpet, uPVC window, radiator and access into the en suite shower room.

ENSUITE SHOWER ROOM

6'2" x 5'1" (1.88 x 1.55)

The stylish part tiled en suite shower room comprises a corner shower cubicle, low flush w.c and a pedestal hand basin with chrome mixer tap. With painted décor, radiator, extractor, wood effect vinyl flooring and inset spotlighting.

BEDROOM TWO

11'5" x 8'4" (3.48 x 2.55)

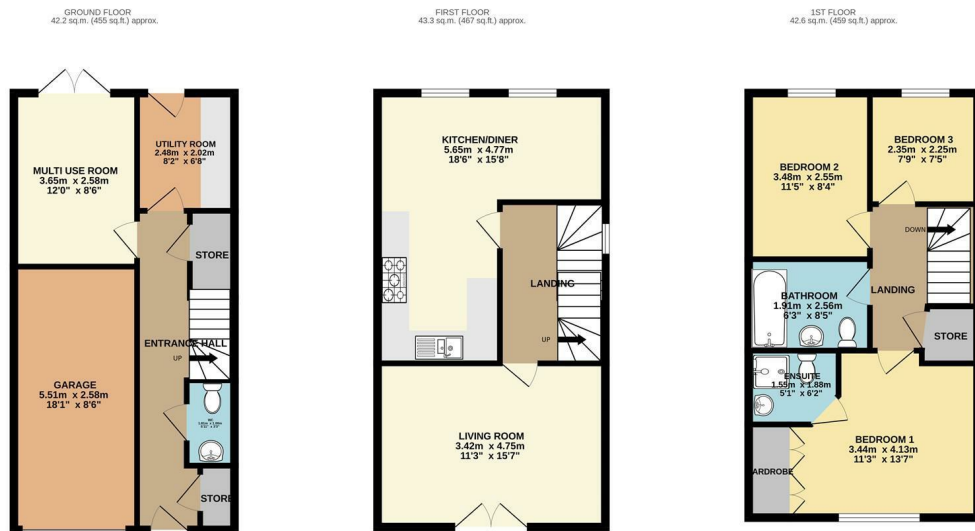
This double bedroom to the rear aspect has lovely far reaching views, space for a wardrobe, carpet, painted décor with a feature wallpaper wall, radiator and uPVC window.

BEDROOM THREE

7'8" x 7'4" (2.35 x 2.25)

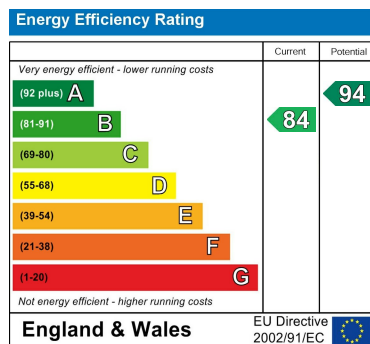
This single bedroom to the rear aspect has lovely far reaching views, carpet, painted décor, radiator and uPVC window.





TOTAL FLOOR AREA : 128.2 sq.m. (1380 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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BATHROOM

8'4" x 6'3" (2.56 x 1.91)

The part tiled family bathroom has a white suite including a panelled bath with shower over and glass screen, low flush w.c and a pedestal hand basin with chrome mixer tap. To the floor is a vinyl flooring and the walls have painted décor, with wall mounted chrome towel radiator and inset spotlighting.

SINGLE GARAGE

18'0" x 8'5" (5.51 x 2.58)

The single garage has up and over door, lighting and power.

OUTSIDE

To the front is a block paved driveway for two cars and access into the single garage, to the rear is an east facing and fully enclosed landscaped garden with slabbed patio, lawn, decked seating area and space for a shed.

GENERAL INFORMATION

- Tenure: Freehold
- Energy Performance Rating: B
- Council Tax Band C
- Total Floor Area:
- Fully uPVC Double Glazed
- Gas Central Heating
- Loft: Partially Boarded, Lighting and Power Alarm

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.

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