



**Manor Road, Brimington, Chesterfield, Derbyshire S43 1NW**

4 1 1 EPC D

**£400,000**

**PINWOOD**





# Manor Road Brimington Chesterfield Derbyshire S43 1NW



**£400,000**

**4 bedrooms  
1 bathroom  
2 receptions**

- Extended to the Rear and Upgraded to a Superb Standard - Lovely Family Home
- Superb Fitted Kitchen With Integrated Appliances, Range Cooker and Breakfast Bar Seating Area
  - Enclosed West Facing Rear Landscaped Garden With Lawn, Patio, Brick Built Greenhouse/ Shed (with power), Summer House (with power)
    - Ground Floor W.C/Cloakroom
- uPVC Spacious Conservatory Overlooking The Rear Garden - Spacious Dual Aspect Lounge with Feature Fire
  - Three Built in Useful Store Rooms
- Pressed Concrete Drive Allowing For Ample Off Street Parking & Single Garage/Store - Potential for Additional Driveway
- New Plaster, New Decor, New Roof, New Kitchen, New Bathroom, New Floorings
  - Popular Village Location- Close to all the Village Amenities - On a Bus Route
  - Gas Central Heating (Combi Boiler) - uPVC Double Glazing - Council Tax Band D





## CONTEMPORARY STYLED AND LOVINGLY UPGRADED FAMILY HOME

MOVE STRAIGHT IN.....Pinewood Properties are delighted to offer this beautifully and contemporary styled Extended family home which has been upgraded to a superb standard located on a generous corner plot in the popular village of Brimington, close to all the village amenities, on a bus route and only a short drive into the town of Chesterfield, close to the main commuter routes and ideally placed for access to Sheffield and the M1. Close by is the Chesterfield Canal for walks etc.

There is approx 1135.00 sq ft of versatile accommodation, downstairs comprises entrance hall with built in store, ground floor w.c/cloakroom, dual aspect lounge with feature wall mounted fire, recently fitted well equipped shaker style grey kitchen with breakfast bar seating area, space and plumbing for an integrated washing machine, integrated fridge and freezer and range cooker, two built in stores/pantry and spacious conservatory opening out to the beautifully manicured landscaped fully enclosed west facing garden with brick built greenhouse/shed with power, summer house also with power, vegetable patch, decked seating area and lawn. To the first floor are three double bedrooms, one having a balcony overlooking the rear garden, all have space for wardrobes and bedroom three is a single, the recently fitted luxury bathroom with white suite and shower over bath completes this floor. To the front is a pressed concrete driveway providing ample parking, potential for additional if required, and lawn. uPVC Double Glazing and Gas Central Heating (Combi Boiler) Viewing is Essential!

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

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK YOUR VIEWING!\*\***

### ENTRANCE HALL, STAIRS AND LANDING

The accommodation is entered through the uPVC door into the hallway, with grey carpet, painted decor, uPVC window and built in store cupboard, stairs rise to the first floor landing having grey carpet, painted decor, coving, uPVC window and loft access.

### GROUND FLOOR W.C/CLOAKROOM

5'3" x 2'6" (1.61 x 0.78)

The ground floor part tiled w.c/cloakroom has a white two piece suite comprising a low flush w.c and a ceramic sink with chrome mixer tap set onto a vanity unit, with painted decor, grey wood effect vinyl flooring, and uPVC frosted window.

### LOUNGE

13'10" x 10'5" (4.22 x 3.18)

The dual aspect lounge has grey carpet, painted decor, coving, feature wall mounted fire, uPVC window and uPVC doors leading to the conservatory.

### CONSERVATORY

13'1" x 13'0" (3.99 x 3.98)

The spacious conservatory has grey wood laminate flooring, painted decor, uPVC window and uPVC doors leading out to the rear garden.

### BREAKFAST KITCHEN

13'9" x 10'10" (4.21 x 3.31)

This dual aspect kitchen has been upgraded to a high standard having a great range of soft close grey shaker style drawers, wall and base units with a complimentary laminated worktops including a stainless sink with chrome mixer tap, and range cooker. With tiled flooring, painted decor, radiator and two uPVC windows,

### SITTING AREA TO KITCHEN

14'7" x 6'9" (4.45 x 2.08)

This is an extension to the kitchen with a continuation of the cupboards with integrated appliances including a fridge, freezer and washing machine, one of the cupboards houses the Worcester combi boiler. With breakfast bar seating area, pantry/store and an additional store and uPVC windows and uPVC doors leading out to the rear garden.

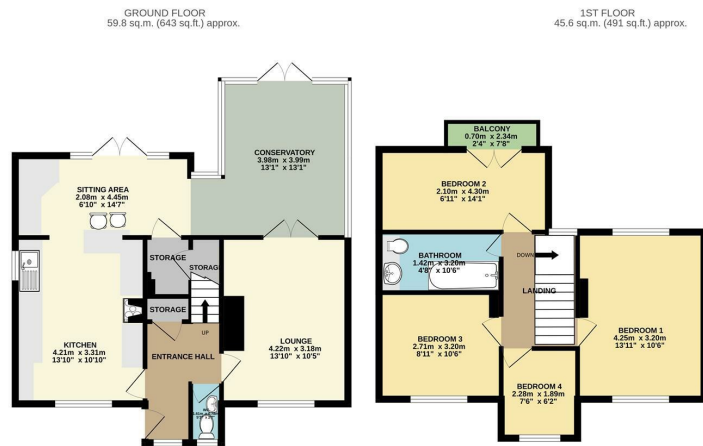
### BEDROOM ONE

13'11" x 10'5" (4.25 x 3.20)

This is a double dual aspect bedroom to the front elevation with carpet, painted decor, coving, radiator and two uPVC windows. Space for wardrobes.







TOTAL FLOOR AREA: 105.4 sq.m. (1135 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.  
 Made with SketchUp 12/2024

**BEDROOM TWO**  
14'1" x 6'10" (4.30 x 2.10)  
This is a double bedroom to the rear elevation with carpet, painted decor, coving, radiator and uPVC doors opening out to the balcony with lovely views over the garden. Space for wardrobes.

**BEDROOM THREE**  
10'5" x 8'10" (3.20 x 2.71)  
This is a dual aspect double bedroom with wooden laminate flooring, painted decor, radiator and two uPVC window.

**BEDROOM FOUR**  
7'5" x 6'2" (2.28 x 1.89)  
This is a single bedroom with carpet, painted decor, radiator, coving and uPVC window.

**BATHROOM**  
10'5" x 4'7" (3.20 x 1.42)  
The luxury and contemporary recently fitted fully grey gloss tiled bathroom has a white three piece suite comprising a bath with glass screen and chrome mixer tap with chrome rain head shower over, ceramic sink and a low flush wc set into a vanity unit with a laminated worktop. There is a wall mounted chrome radiator, inset spotlights and uPVC frosted window.

**SINGLE GARAGE**  
19'8" x 10'9" (6.00 x 3.28)  
The single detached brick built garage has up and over door, uPVC window and side uPVC door, lighting and power.

**OUTSIDE**  
To the front is an extensive pressed concrete driveway providing parking for several vehicles, potential for additional lawn, access to the single garage and rear extensive landscaped garden with brick built shed/greenhouse, ( with power) summer house ( with power) lawn, decked seating area and shed.

**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.

**GENERAL INFORMATION**  
 Loft: Fully boarded and electric and lights and pull down ladder  
 Tenure: Freehold  
 Council Tax band: D  
 EPC Rating: D  
 Total Floor Area: 1135.00 sq ft / 105.4 sq m  
 Gas Central Heating: Combi Boiler  
 uPVC Double Glazing

**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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