

PINEWOOD



Kentmere Way, Staveley, Chesterfield, Derbyshire S43 3TW

 4  2  3  EPC C

Offers Over £275,000



YOUR NEW HOME AWAITS... Your property search could end here with this spacious and inviting four-bedroom Detached that we think would suit a growing family. Set in a lovely plot with a garden and detached single garage. You will be pleased to find a good-sized entrance hall that firstly gives access to the ground floor WC and then onto the lovely dining room that has an office adjacent. The lounge is spacious and has a light and airy feel due to the double doors that open to the garden and feature fireplace. The dining kitchen is generous with plenty of base and wall units and a countertop to match, there is enough room here for a table and chairs looking into the bay window. Off the kitchen is a handy utility room.

Heading on upstairs, you will be greeted by the first-floor landing which offers four wonderful bedrooms that present a great canvas for you to personalise. Alongside the added benefit of fitted wardrobes and en-suite to the master bedroom furthermore is a family bathroom with separate shower off from the landing. Outside this property is equally as excellent, with a driveway to the side providing convenient off-street parking for up to three cars and a detached single garage. There is a well maintained lawn that leads to the deck and a side access gate to the garage. UPVC Double Glazing and Gas Central Heating. Call our team today and book in a viewing!

The suburb of Staveley is situated a short distance from the A619 Chesterfield, M1, Worksop Road and is convenient for Staveley shopping centre, regular bus services and high street. great for access to the M1 motorway.

■ FOUR BEDROOM DETACHED FAMILY HOME

- THREE RECEPTION ROOMS
- MODERN KITCHEN / DINER
- MASTER BEDROOM WITH ENSUITE
- FREEHOLD

■ DRIVEWAY FOR THREE CARS WITH SINGLE GARAGE

- GROUND FLOOR W.C/UTILITY ROOM
- FULLY ENCLOSED REAR FAMILY SIZED GARDEN
- FITTED WARDROBES
- COUNCIL TAX BAND D

ENTRANCE HALL

STUDY

11'5" x 6'3" (3.49 x 1.91)

DINING ROOM

10'9" x 8'8" (3.28 x 2.65)

LOUNGE

15'0" x 13'9" (4.59 x 4.20)

KITCHEN DINER

13'8" x 12'4" (4.18 x 3.77)

UTILITY ROOM

8'10" x 5'4" (2.70 x 1.65)

WC

5'7" x 3'4" (1.72 x 1.04)

BATHROOM

9'10" x 5'7" (3.02 x 1.72)

BEDROOM ONE

13'1" x 11'9" (3.99 x 3.60)

BEDROOM TWO

10'11" x 10'3" (3.33 x 3.14)

BEDROOM THREE

11'1" x 10'11" (3.39 x 3.33)

BEDROOM FOUR

11'8" x 8'0" (3.58 x 2.45)

ENSUITE

6'7" x 5'5" (2.02 x 1.67)

OUTSIDE

There is driveway parking for up to three cars and a single detached garage, fully enclosed garden to the rear.

GENERAL INFORMATION

Gas Central Heating (combi boiler)

uPVC Double Glazed Windows and Doors

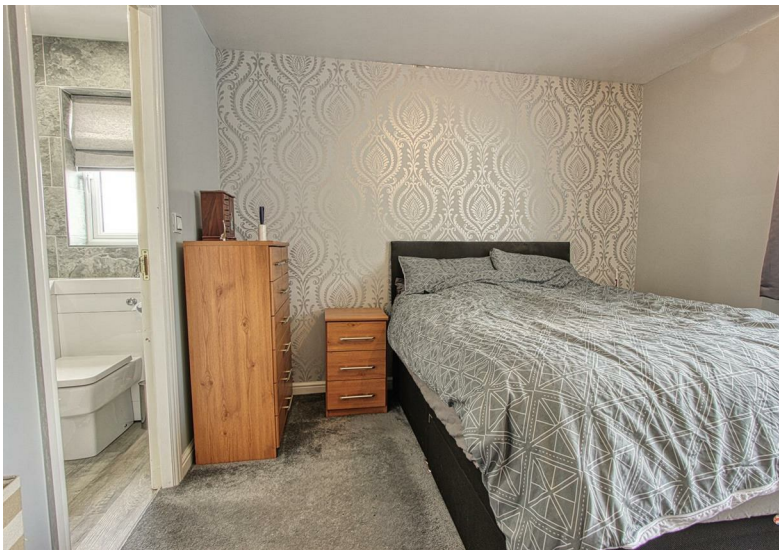
Gross Internal Floor Area: 1366.00 SQ_{FT} / 126.9 SQ_M

Council Tax Band: D

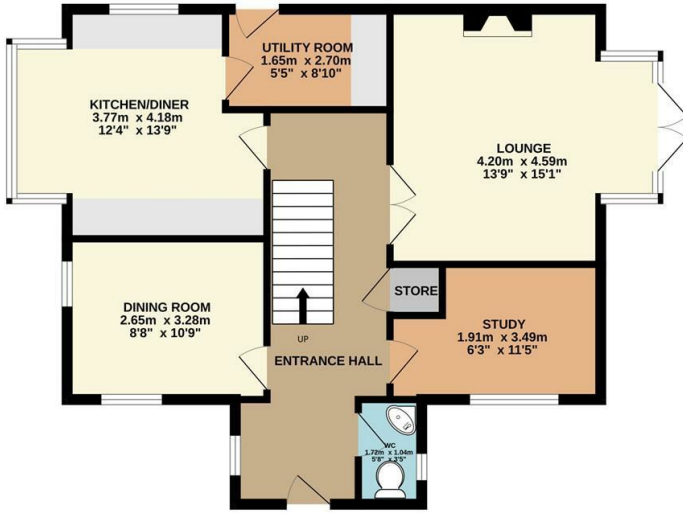
EPC Rating: C

DISCLAIMER

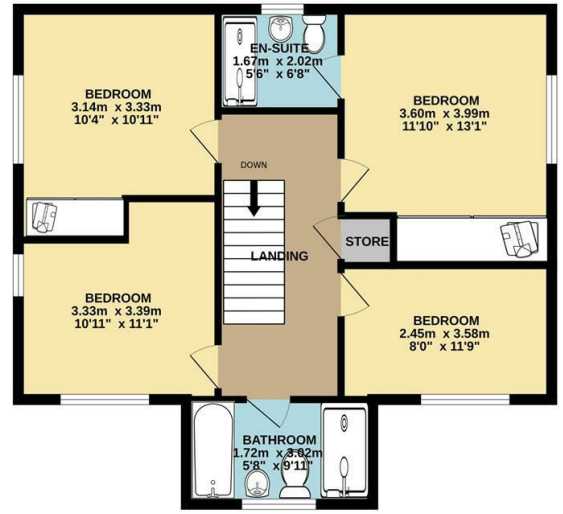
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office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



GROUND FLOOR
65.5 sq.m. (705 sq.ft.) approx.



1ST FLOOR
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA: 126.9 sq.m. (1366 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(71-81) B			
(69-80) C				(59-70) C			
(55-68) D				(45-58) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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