



St Chads Way, Whittington Moor, Chesterfield, Derbyshire S41 8RN

 **4**  **2**  **1**  **C**

Offers In The Region Of £235,000

PINEWOOD



**St Chads Way
Whittington Moor
Chesterfield
Derbyshire
S41 8RN**



**Offers In The Region Of
£225,000**
4 bedrooms
2 bathrooms
1 reception

- Cul de Sac Location
- Single Garage and Driveway Parking for Three / Four Cars
- Excellent Commuter Links
- Well Equipped Modern Kitchen Diner
- Downstairs WC/Cloakroom
- Pleasant Fully Enclosed Courtyard Garden with Shrubs and Fruit Trees
- Ensuite Shower Room to Master Bedroom
- Modern Bathroom with White Suite and Shower over Bath
- Well Presented Family Home in Town Centre Location
- Gas Central Heating - uPVC Double Glazing - Council Tax Band C



NO CHAINFABULOUS QUIET CUL DE SAC LOCATION****This well presented FOUR bedroom semi-detached modern town house set over three floors with over 1406.00 sq ft of accommodation is located on a popular cul de sac in Newbold, just on the outskirts of the town of Chesterfield. Conveniently located for access to a host of local amenities on Sheffield Road and commuter routes into Sheffield, M1 and motorway networks and surrounding areas. Set over three floors, the property downstairs briefly comprises of an entrance hallway, downstairs w/c/cloakroom, modern kitchen-diner and a spacious lounge. The upstairs has four bedrooms (the three doubles all have inbuilt wardrobes/storage) including the principal bedroom with en suite shower room and a modern family bathroom with white three piece suite. With a courtyard garden to the rear with well stocked borders, there is a driveway for approx. three/four cars and single garage to the front aspect. Benefiting from uPVC Double Glazing and Gas Central Heating. Viewings are highly recommended!

****VIRTUAL VIEWING AVAILABLE - TAKE A LOOK AROUND****

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

ENTRANCE HALL/STAIRS AND LANDINGS

The property is entered into the hallway through the composite door, with painted décor, radiator and wood effect vinyl flooring, stairs rise to the first floor with storage cupboard. The stairs/landing has carpet, uPVC window and stairs to the second floor, the second floor landing has radiator.

KITCHEN DINER

13'10" x 9'3" (4.24 x 2.84)

the kitchen diner has a good range of drawers, wall and base units with a complimentary laminated worktop incorporating a stainless sink with chrome mixer tap, space/plumbing for a washing machine, integrated gas hob, oven, separate grill, and extractor, fridge and freezer. With tiled effect vinyl flooring, painted décor, radiator, uPVC window and space for a dining table.

LOUNGE

16'2" x 11'6" (4.95 x 3.52)

The lounge has carpet, painted décor with a feature wallpaper to one wall, radiator and two uPVC windows.

GROUND FLOOR WC/CLOAKROOM

The ground floor w.c/cloakroom has a white two piece suite comprising of a corner pedestal hand basin with chrome mixer tap and a low flush w.c. With wood effect vinyl flooring, painted décor, radiator and uPVC frosted window.

BEDROOM TWO

10'4" x 9'4" (3.15 x 2.87)

This is a double bedroom to the front aspect

BEDROOM THREE

11'3" x 9'4" (3.44 x 2.87)

This is a double bedroom to the rear aspect

BEDROOM FOUR

7'9" x 6'6" (2.37 x 1.99)

This is a single bedroom to the rear aspect.

BATHROOM

6'5" x 5'5" (1.98 x 1.66)

The part tiled bathroom has a white three piece suite comprising a bath with chrome mixer taps and shower over, pedestal hand basin with chrome mixer tap and low flush w.c. with painted décor, extractor, radiator and uPVC frosted window.

BEDROOM ONE

14'10" x 12'7" (4.54 x 3.86)

This is the principal bedroom spanning the full width of the house with carpet, painted décor with a feature wallpaper to one wall, built in wardrobes, two radiators, uPVC window and loft access.

ENSUITE SHOWER ROOM

8'6" x 7'8" (2.60 x 2.34)

The en suite shower room has tile defect vinyl laminate flooring, painted décor, low flush w.c., shower cubicle with rain head shower, wall mounted chrome towel radiator, ceramic sink with chrome mixer tap set into vanity unit with laminated gloss worktop, extractor and uPVC frosted window.

SINGLE GARAGE

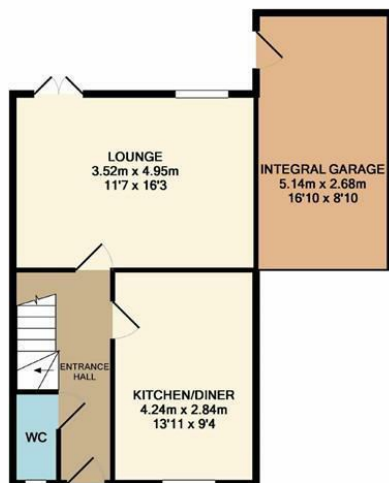
16'10" x 8'9" (5.14 x 2.68)

The single garage has up and over door with side access door leading to the courtyard, lighting and power.

OUTSIDE

To the rear is a fully enclosed courtyard with raised sleeper flower beds, side access into the garage. To the front is driveway parking for three/four cars and access into the single garage.



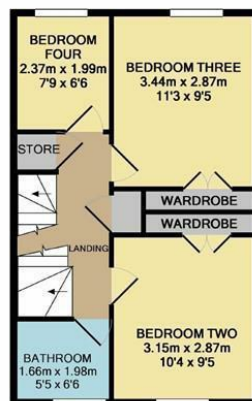


GROUND FLOOR
APPROX. FLOOR
AREA 51.9 SQ.M.
(555 SQ.FT.)

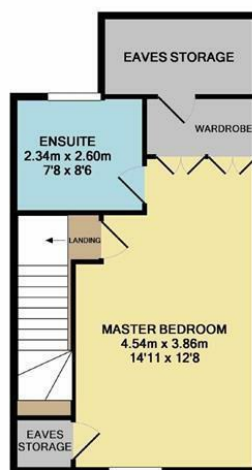
TOTAL APPROX. FLOOR AREA 130.6 SQ.M. (1406 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 41.3 SQ.M.
(445 SQ.FT.)



GENERAL INFORMATION

Tenure Freehold
Gas Central Heating- Combi Boiler
uPVC Double Glazed Windows and Doors
EPC Rating C
Gross Internal Floor Area: 1406.00 sq ft / 130.6 sq m
Council Tax Band: C

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

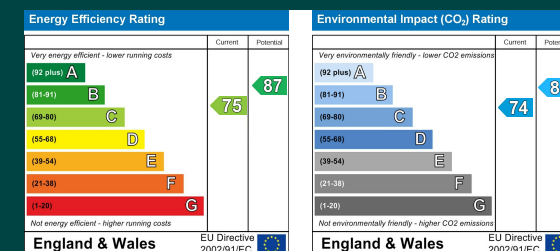
RESERVATION AGREEMENT MAY BE AVAILABLE

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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