



Common Lane, Cutthorpe, Chesterfield, Derbyshire S42 7AN

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£415,000

PINEWOOD



Common Lane Cutthorpe Chesterfield Derbyshire S42 7AN



£415,000

**3 bedrooms
2 bathrooms
1 reception**

- STANDARD CONSTRUCTION TOTALLY RENOVATED AND EXTENDED FAMILY HOME - GENEROUS PLOT
 - NEW BATHROOM, SHOWER ROOM AND GROUND FLOOR W.C/CLOAKROOM
- NEW SUPER WELL EQUIPPED MODERN KITCHEN WITH RANGE OVEN AND INTEGRATED APPLIANCES
- LARGE LOUNGE DINER WITH INGLENOOK FIREPLACE AND MULTI FUEL BURNER - UPVC DOORS OUT TO THE REAR GARDEN
- NEWLY BUILT FANTASTIC LOG CABIN TO THE REAR - FITNESS STUDIO/GYM (EQUIPMENT NEGOTIABLE)
- VIEWS OVER VILLAGE GREEN TO THE FRONT - FULLY ENCLOSED LANDSCAPED GARDEN TO REAR
 - DRIVEWAY PARKING FOR SEVERAL CARS
 - THREE DOUBLE BEDROOMS - ADDITIONAL OFFICE/MULTI USE ROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - NEW ROOF
- MODERN KITCHEN WITH RANGE OVEN, EXTRACTOR, INTEGRATED DISHWASHER AND SPACE/PLUMBING FOR A WASHING MACHINE



****TOTALLY EXTENDED AND RENOVATED - LOG CABIN TO REAR (GYM) - GENEROUS PLOT**** Pinewood Properties are delighted to offer this recently extended and renovated and upgraded family home located on a quiet cul de sac with lovely views to the front over the village cricket pitch, in the semi rural location of Cutthorpe. On the outskirts of the Peak District, close to Holmebrook Valley Park and Linacre Reservoirs, well regarded schools, and easy access to Chesterfield. The property has been fully renovated to a superb standard, the ground floor comprises: entrance hall, store, w.c/cloakroom, super well equipped kitchen diner with integrated dishwasher, range oven, extractor, space/plumbing for a washing machine and space for a tall fridge freezer, grand living room/diner with feature fireplace and uPVC doors leading out to the rear garden, perfect for entertaining family and friends. To the first floor is the principal bedroom with ensuite shower room, two further double bedrooms and the stylish bathroom with white suite, shaped bath with shower over. To the front is a tarmacadam driveway for several cars, to the rear is a fully enclosed landscaped tiered garden with patio, astro turf and access into the detached log cabin, currently used as a fitness studio/gym (equipment is available by separate negotiation) uPVC Double Glazing and Gas Central Heating.

New Plumbing, New Wiring, New Roof, New Plaster and Décor, Landscaped Gardens, New Driveway, New Log Cabin to Rear, New Kitchen, New Bathrooms, New Flooring/Carpets

PLEASE NOTE: The property was originally non standard construction, however the vendor has taken it back to brick, the steel frames removed, new foundations and rebuilt, so now is standard construction.

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

****PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION****

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hall through the composite door, with neutral painted décor, wooden laminate flooring, radiator, storage cupboard and stairs rising to the first floor, with carpet, loft access, port hole uPVC window with views over the village green.

GROUND FLOOR W.C/CLOAKROOM

3'10" x 2'11" (1.18 x 0.91)

The ground floor w.c/cloakroom has a white low flush w.c, neutral painted décor and wooden laminate flooring.

LOUNGE DINER

26'8" x 10'8" (8.13 x 3.27)

The grand lounge diner has a feature inglenook fireplace with multi burner, neutral painted decor, laminate flooring uPVC window and uPVC doors leading out to the rear garden, perfect for entertaining family and friends.

KITCHEN DINER

18'0" x 12'10" (5.49 x 3.92)

The super well equipped kitchen diner has a great range of soft close cream shaker style drawers, wall and base units with a complimentary butchers block style worktop with tiled surrounds incorporating a 1 1/2 bowl ceramic sink with chrome mixer tap. Rangemeister oven, integrated dishwasher, space/plumbing for a washing machine and space for a tall fridge freezer. Wall mounted radiator, wooden laminate flooring, neutral painted décor, uPVC window and uPVC door leading out to the rear garden.

STUDY/MULTI USE ROOM

6'11" x 5'6" (2.11 x 1.68)

This multi use room ideal for a study, play room or how about a yoga room? with wooden laminate flooring, painted décor, inset spotlighting, radiator and uPVC window.

BEDROOM ONE

16'7" x 12'9" (5.08 x 3.91)

This is a double bedroom with carpet, neutral décor, two radiators, uPVC window and additional skylight window, access into the en suite shower room.

BEDROOM TWO

13'8" x 10'7" (4.19 x 3.25)

This double bedroom to the rear aspect has neutral décor, carpet, radiator and uPVC window.

BEDROOM THREE

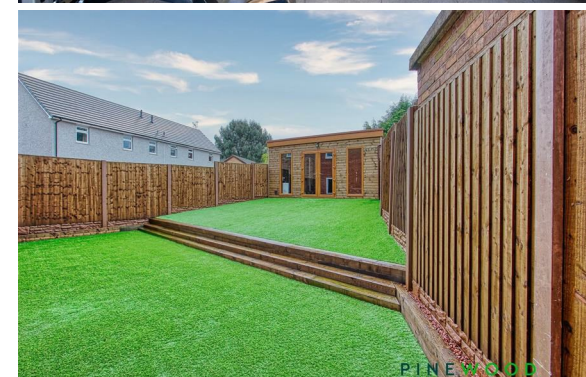
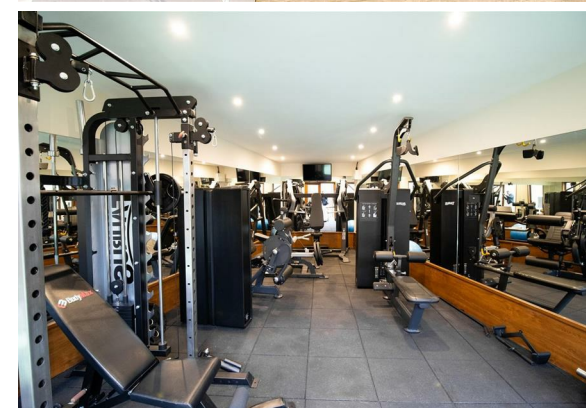
11'6" x 10'7" (3.51 x 3.25)

This double bedroom to the rear aspect has neutral décor, carpet, radiator and uPVC window.

BATHROOM

9'1" x 7'8" (2.77 x 2.36)

The family bathroom has a white three piece suite comprising a shaped bath with curved glass screen and shower over, low flush w.c and a ceramic sink with chrome mixer tap set onto a vanity unit. with wood effect vinyl flooring, painted décor, wall mounted towel radiator, storage cupboard, inset spotlighting and uPVC window.



SHOWER ROOM

6'0" x 2'11" (1.85 x 0.90)

The en suite shower room has a shower enclosure, ceramic sink set into a gloss vanity unit with chrome mixer tap, wood effect vinyl flooring and neutral painted décor.

OUTSIDE

To the front is a tarmac driveway for several cars and step lead to a lawn area, to the rear is a fully enclosed tiered garden with patio, astro turf and access into the detached purpose built gym (equipment is available by separate negotiation)

FITNESS STUDIO/GYM

24'2" x 16'0" (7.39 x 4.88)

The detached purpose built gym accessed via the garden, equipment is available by separate negotiation.

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

Tenure Freehold

Gas Central Heating

uPVC Double Glazed Windows and Doors

EPC Rating D

Gross Internal Floor Area: 1377.00 sq ft / 127.9 sq m (including gym)

Council Tax Band: A - North East Derbyshire District Council

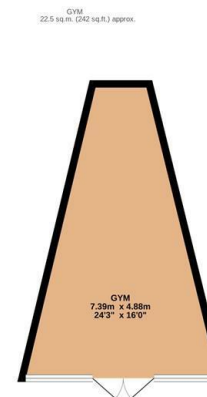
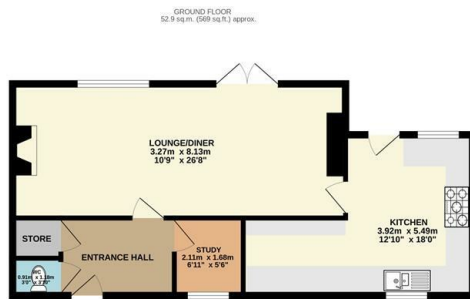
RESERVATION AGREEMENT MAY BE AVAILABLE

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.

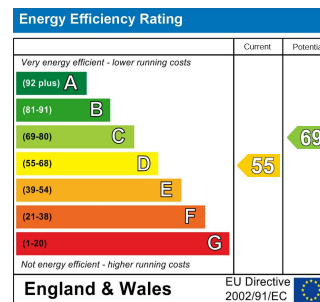
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

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.



TOTAL FLOOR AREA: 127.9 sq.m. (1377 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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