



Farmhouse Way, Grassmoor, Chesterfield, Derbyshire S42 5FN

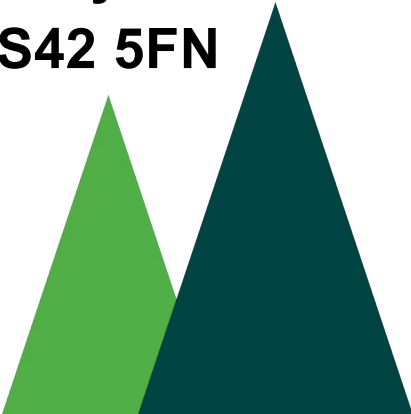
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£200,000

P I N E W O O D



Farmhouse Way Grassmoor Chesterfield Derbyshire S42 5FN



£200,000

**3 bedrooms
1 bathroom
1 reception**

- WELL PRESENTED HOME - PERFECT FOR THE FIRST TIME BUYER OR INVESTOR
 - APPROX 6 YEARS NHBC BUILDERS WARRANTY REMAINING
 - TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
 - DRIVEWAY PARKING FOR TWO CARS
 - CLOSE TO GRASSMOOR COUNTRY PARK AND FIVE PITS TRAIL
- FULLY ENCLOSED LANDSCAPED REAR GARDEN WITH LAWN AND PATIO
 - CUL DE SAC VILLAGE LOCATION
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- MODERN KITCHEN DINER WITH PANTRY/STORE - INTEGRATED OVEN/HOB AND EXTRACTOR
 - GROUND FLOOR W.C./CLOAKROOM



****PERFECT STARTER HOME OR INVESTMENT PROPERTY****

****WELL PRESENTED**** Pinewood Properties are delighted to offer this is a **THREE BED** modern **END** terrace townhouse located on this recently built and popular residential estate in the sought after village of Grassmoor, the property is close to a range of village amenities in the vicinity and the nearby towns of Clay Cross and Chesterfield, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A617, A61, M1 and Chesterfield railway station. Only a short walk to Grassmoor country park and five pits trail. Ideally located for access to the well regarded primary and secondary schools and Royal Hospital and also close to the Peak District. The property was built in 2020 and benefits from 6 approx. 6 years NHBC warranty remaining. The property downstairs has entrance hall, ground floor w.c/cloakroom, separate lounge and a modern kitchen diner with integrated ZANUSSI oven, four ring gas hob and extractor, fridge, freezer and dishwasher with a pantry/store and uPVC doors leading out to the garden, perfect for entertaining! To the first floor are two double bedrooms and a single bedroom, the family bathroom has a white suite with shower over bath and built in store cupboard. To the front is driveway parking for two cars and to the rear is a landscaped fully enclosed garden with lawn and patio, side access gate. uPVC Double Glazing and Gas Central Heating.

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

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the welcoming hallway through the composite door, stairs rise to the first floor.

KITCHEN DINER

16'6" x 11'3" (5.04 x 3.45)

The modern kitchen diner has a good range of drawers, wall and base units with a complementary laminated worktop incorporating a stainless 1 and a 1/2 bowl sink with chrome mixer tap. integrated ZANUSSI oven, four ring gas hob and extractor, dishwasher and fridge freezer, freestanding washing machine can be included, with built in storage cupboard/pantry and space for dining table. uPVC window and uPVC doors leading out to the rear garden being perfect for entertaining family and friends!

LOUNGE

14'5" x 9'5" (4.41 x 2.88)

The separate lounge has carpet, painted décor, radiator and uPVC window.

BEDROOM ONE

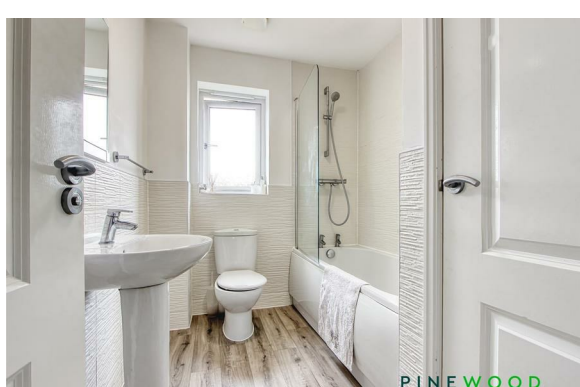
14'2" x 10'0" (4.32 x 3.07)

This is a double bedroom to the rear aspect with views over the garden, carpet, painted décor, radiator and uPVC window.

BEDROOM TWO

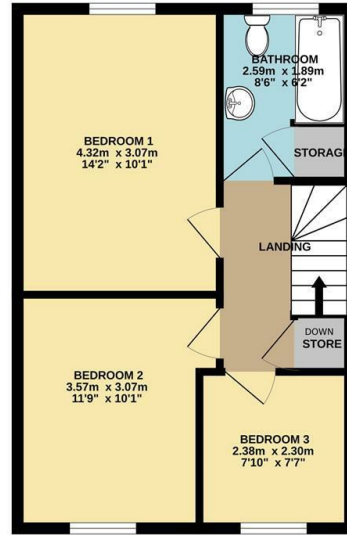
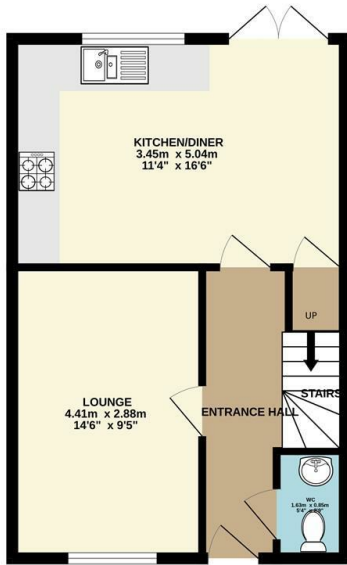
11'8" x 10'0" (3.57 x 3.07)

This is a double bedroom to the front aspect with carpet, painted décor, radiator and uPVC window.



GROUND FLOOR
39.7 sq.m. (427 sq.ft.) approx.

1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 79.3 sq.m. (854 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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BEDROOM THREE

7'9" x 7'6" (2.38 x 2.31)

This is a single bedroom to the front aspect with carpet, painted décor, radiator and uPVC window.

BATHROOM

8'5" x 6'2" (2.59 x 1.89)

The bathroom comprises a white suite with low flush w.c, pedestal hand basin with chrome mixer tap and bath with shower over, with built in storage cupboard.

OUTSIDE

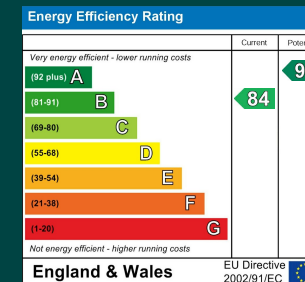
To the front is driveway parking for two cars and to the rear is a fully enclosed landscaped garden with patio, lawn and side access gate.

GENERAL INFORMATION

- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: B
- Total Floor Area: 854.00 sq ft / 79.3 sq m
- uPVC Double Glazing
- Gas Central Heating
- Loft
- House 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.



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