



Rosebud Way, Holmewood, Chesterfield, Derbyshire S42 5FG

4 2 1 EPC B

£250,000

PINEWOOD



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£250,000

**4 bedrooms
2 bathrooms
1 reception**

- ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- WEST FACING FULLY ENCLOSED LANDSCAPED REAR GARDEN - PERFECT FOR THE SUNSETS
- DRIVEWAY PARKING FOR ONE CAR - SINGLE GARAGE AND ON STREET PARKING AVAILABLE
- GROUND FLOOR W.C/CLOAKROOM AND UTILITY ROOM
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND
- MODERN FAMILY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- SUPER KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- POPULAR RESIDENTIAL ESTATE - EASY ACCESS TO THE M1 MOTORWAY JUNC 29
- DUAL ASPECT LOUNGE WITH UNDER STAIRS STORAGE
- CUL DE SAC LOCATION



BEAUTIFULLY PRESENTED FAMILY HOME**CUL DE SAC LOCATION ON A POPULAR RESIDENTIAL ESTATE**IDEAL FOR ACCESS TO M1 MOTORWAY**Pinewood Properties are delighted to offer this FOUR DOUBLE BED DETACHED family home set on a popular residential estate in the village of Holmewood, ideally placed for access to the Motorway jnt 29, Chesterfield, Clay Cross and Sheffield. The property downstairs has a welcoming entrance hall, downstairs w.c/cloakroom, utility room, spacious dual aspect lounge with under stairs storage and additional store cupboard, well equipped and modern kitchen diner with integrated oven, hob and extractor. To the first floor is bedroom one being a double with access into the ensuite shower room, with three further double bedrooms. The modern family bathroom has a white suite with shower over bath. To the rear is a private, fully enclosed garden with lawn and patio looking onto woodland. To the front is driveway parking for one vehicle, potential for additional driveway to be added and access into the single garage, uPVC double glazing and Gas Central Heating with high efficiency combination boiler.

****PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway through the composite door, stairs rise to the first floor landing and a door leads to the lounge, the landing has loft access and built in storage cupboard.

LOUNGE

17'2" x 13'7" (5.25 x 4.15)

The lounge is dual aspect with understairs storage space and additional storage cupboard.

KITCHEN DINER

13'6" x 11'10" (4.13 x 3.61)

The modern kitchen diner has a great range of drawers, wall and base units with a complementary laminated worktop incorporating a sink with chrome mixer tap, integrated oven, hob and extractor. With space for a tall fridge freezer and dining table. uPVC doors lead out to the rear garden.

SINGLE GARAGE

17'5" x 8'11" (5.33 x 2.74)

The single garage has up and over door, lighting and power.

UTILITY ROOM

5'10" x 5'5" (1.79 x 1.66)

The utility room has space/plumbing for a washing machine and a tumble dryer, access to the ground floor w.c/cloakroom and a rear door to the garden.

GROUND FLOOR W.C/CLOAKROOM

3'0" x 5'4" (0.93 x 1.65)

The ground floor w.c/cloakroom has a white two piece suite with low flush w.c and a ceramic sink with chrome mixer tap set into a white gloss vanity unit.

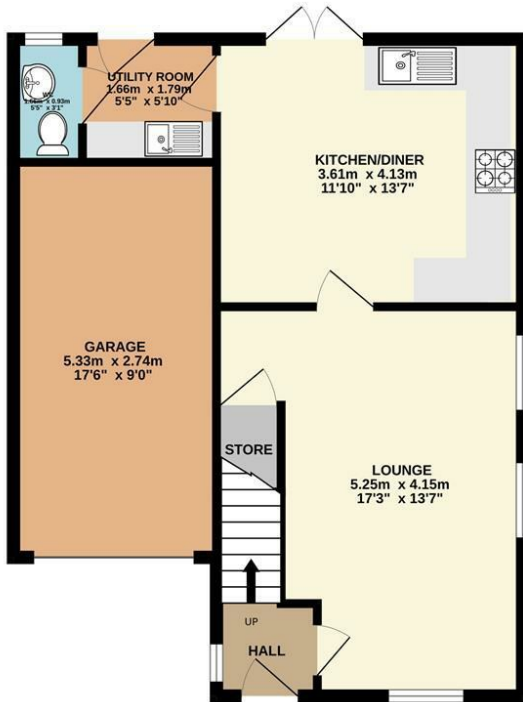
BEDROOM ONE

13'7" x 7'2" (4.15 x 2.20)

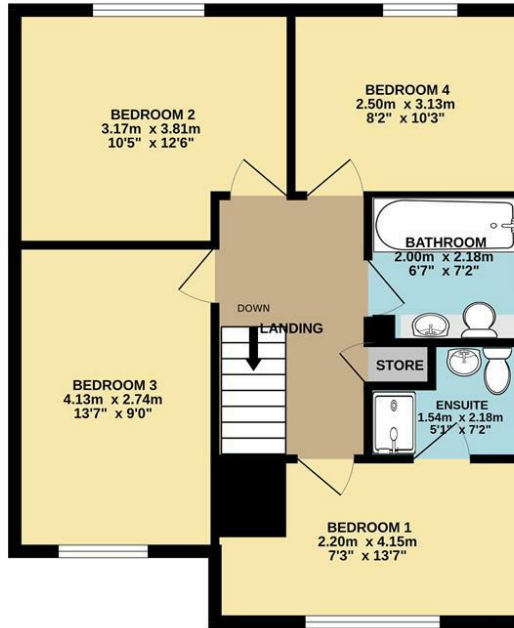
This is a double bedroom to the front aspect with access into the ensuite shower room.



GROUND FLOOR
55.7 sq.m. (600 sq.ft.) approx.



1ST FLOOR
52.9 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA : 108.6 sq.m. (1169 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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ENSUITE SHOWER ROOM

7'1" x 5'0" (2.18 x 1.54)

The contemporary part tiled en suite shower room has a walk in shower enclosure, low flush w.c and a ceramic sink with chrome mixer tap set into a grey gloss vanity unit.

BEDROOM TWO

12'5" x 10'4" (3.81 x 3.17)

This is a double bedroom to the rear aspect.

BEDROOM THREE

13'6" x 8'11" (4.13 x 2.74)

This is a double bedroom to the front aspect.

BEDROOM FOUR

10'3" x 8'2" (3.13 x 2.50)

This is a double bedroom to the rear aspect

BATHROOM

7'1" x 6'6" (2.18 x 2.00)

The modern fully tiled family bathroom comprises a white three piece suite with low flush w.c, pedestal hand basin with chrome mixer tap and a bath with shower over.

OUTSIDE

To the front is a garden, pathway leading to the front door, driveway for one car and access into the single garage, possibility to make the garden into additional driveway parking .

GENERAL INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: B

Total Floor Area: 1169.00 sq ft / 108.6 sq m

uPVC Double Glazing

Gas Central Heating - Combi Boiler

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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