



**Eyre Chapel Rise, Chesterfield, Derbyshire S41 7QX**

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**£425,000**

**PINEWOOD**



# Eyre Chapel Rise Newbold Chesterfield Derbyshire S41 7QX



**£425,000**

**4 bedrooms  
3 bathrooms  
1 reception**

- LOCATED ON A PRIVATE AND QUIET CUL DE SAC
- CLOSE TO THE PEAK DISTRICT NATIONAL PARK AND HOLMEBROOK VALLEY PARK
- WALKING DISTANCE TO ST MARY'S SCHOOL AND IN OUTWOOD SCHOOL CATCHMENT
- APPROX 4 YEARS NHBC WARRANTY REMAINING
- GAS CENTRAL HEATING - COUNCIL TAX BAND E - UPVC DOUBVLE GLAZING
- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS - POTENTIAL FOR ADDITIONAL DRIVEWAY
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM & FITTED WARDROBES
  - JACK AND JILL SHOWER ROOM TO BEDROOM TWO AND THREE
- KITCHEN DINER WITH BREAKFAST BAR, INTEGRATED DISHWASHER, WASHING MACHINE, OVEN, HOB AND EXTRACTOR
- LANDSCAPED FULLY ENCLOSED REAR GARDEN FRONT AND BACK



**\*\*IMMACULATE AND MODERN FAMILY HOME WITH UPGRADES AND EXTRAS\*\*PRIVATE CUL DE SAC\*\***

Pinewood Properties are delighted to offer this beautifully presented and deceptively spacious **FOUR DOUBLE BED DETACHED** stylish and modern family home in this quiet and sought after residential location. Situated close to local amenities and well regarded schools, St Mary's Catholic High School is within walking distance and it's also in the catchment for Outwood Academy. Holmebrook Valley Park and Linacre Reservoirs are also within walking distance and The Peak District National Park is a short drive away. Transport links are excellent to Chesterfield, Dronfield, Sheffield & M1 Motorway.

The accommodation is full of upgrades and extras to builders specification, built in 2018 so remaining warranty.

The downstairs comprises; Welcoming entrance hall with under stairs storage and door to single integral garage, ground floor w.c/cloakroom, spacious lounge with bay window, open plan well equipped and appointed kitchen diner with breakfast bar seating, space for dining table, Zanussi integrated appliances including a high level oven, hob, extractor, washing machine, dishwasher and fridge freezer and uPVC doors leading out to the rear garden. To the first floor are the well proportioned bedrooms including the principal bedroom with built in wardrobes and ensuite shower room, a further double bedroom and a sleek family bathroom complete this floor. To the front is a landscaped garden with driveway parking for two cars, potential for additional driveway and to the rear is a generous fully enclosed landscaped garden and patio and backing onto the historic Eyre Chapel. uPVC Double Glazing and Gas Central Heating (combi boiler)

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

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

### **ENTRANCE HALL STAIRS AND LANDING**

The property is entered through the composite door into the welcoming hallway with upgraded flooring, painted décor, radiator, under stairs storage, ground floor w.c/cloakroom, door leading to the single integral garage and doors lead to the lounge and kitchen diner. The stairs rise to the first floor landing with carpet, storage cupboard and loft access.

### **LOUNGE**

21'3" x 10'7" (6.50 x 3.25)

The spacious lounge has uPVC bay window and double doors leading to the kitchen diner, with painted décor and two radiators.

### **BREAKFAST KITCHEN AREA**

12'7" x 9'11" (3.85 x 3.04)

The well equipped modern kitchen has a great range of soft close drawers, wall and base units with a complementary laminated worktop and breakfast bar seating incorporating a 1 1/2 sink with chrome mixer tap, integrated Zanussi appliances include a high level oven, four ring gas hob and extractor, dishwasher, washing machine, fridge and freezer. With tiled flooring, painted décor, radiator, uPVC window and inset spotlighting.

### **DINING AREA**

14'10" x 9'11" (4.53 x 3.04)

The dining area is open plan to the kitchen with tiled flooring, painted décor, radiator, inset spotlighting, uPVC window and uPVC doors leading out to the rear garden.

### **GROUND FLOOR W.C/CLOAKROOM**

5'4" x 3'1" (1.65 x 0.94)

The ground floor w.c/cloakroom has a white two piece suite comprising a low flush w.c and a pedestal hand basin with chrome mixer tap and tiled surrounds, painted décor, radiator, extractor and inset spotlighting.

### **SINGLE INTEGRAL GARAGE**

19'8" x 9'10" (6.00 x 3.00)

The single integral garage has a door leading in from the hall, up and over door with electric and lighting.

### **BATHROOM**

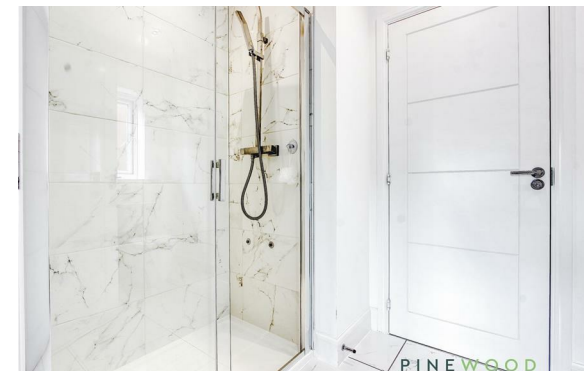
6'5" x 5'6" (1.98 x 1.69)

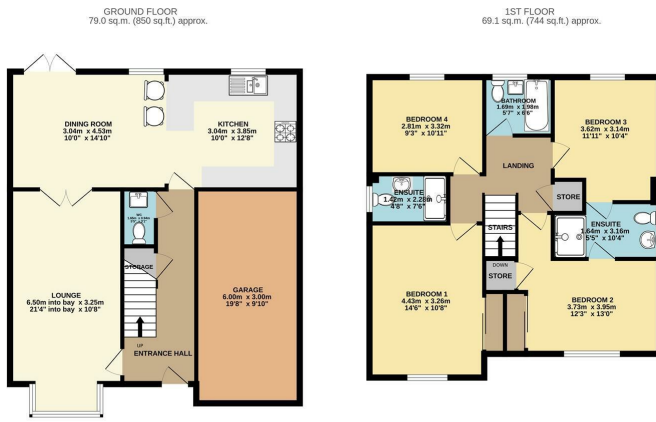
The contemporary family bathroom has a white three piece suite comprising a low flush w.c, wall mounted ceramic hand basin set into a vanity unit with chrome mixer taps and a low flush w.c. With tiled flooring, part tiled and part painted décor to the walls, inset spotlighting, uPVC frosted window and radiator. Perfect space to relax and unwind.

### **BEDROOM ONE**

14'6" x 10'8" (4.43 x 3.26)

The principal double bedroom to the front aspect has painted décor, laminate flooring, radiator, built in wardrobes, uPVC window and access into the ensuite shower room.





TOTAL FLOOR AREA: 148.1 sq.m. (1594 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 parts are approximate and not responsible to what they are, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and solicitor cannot be held liable and we guarantee as to their capability of efficiency can be given. Mansfield and Clowne, 2024.

### ENSUITE TO BEDROOM ONE

7'5" x 4'7" (2.28 x 1.42)

The sleek ensuite shower room has a walk in shower enclosure with low flush w.c and a ceramic sink with chrome mixer tap set onto a vanity unit. With tiled flooring, part tiled and part painted décor to the walls, radiator and uPVC frosted window.

### BEDROOM TWO

12'11" x 12'2" (3.95 x 3.73)

The second double bedroom to the front aspect has painted décor, laminate flooring, radiator, built in wardrobes, uPVC window and access into the ensuite Jack n Jill shower room.

### BEDROOM THREE

11'10" x 10'3" (3.62 x 3.14)

The third bedroom to the rear aspect has painted décor, laminate flooring, space for wardrobes, radiator, uPVC window and access into the Jack n Jill ensuite shower room.

### BEDROOM FOUR

10'10" x 9'2" (3.32 x 2.81)

The fourth double bedroom to the rear aspect has laminate flooring, painted décor, radiator, space for wardrobes and uPVC window.

### ENSUITE - JACK N JILL TO BEDROOM 2 AND 3

10'4" x 5'4" (3.16 x 1.64)

The Jack n Jill en suite shower room has a walk in shower enclosure with chrome rain head shower, low flush w.c and a ceramic sink with chrome mixer tap set into a vanity unit. With tiled flooring and part tiling to the walls, painted décor, radiator and uPVC frosted window.

### OUTSIDE

To the front of the property is a landscaped garden with driveway parking for two cars, potential for additional driveway, gated access with paved path leading to the fully enclosed landscaped easily maintained garden which backs onto the historic Eyre Chapel.

### GENERAL INFORMATION

Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: B  
 Total Floor Area: 1594.00 sq ft / 148.10 sq m  
 Gas Central Heating: Combi Boiler  
 uPVC Double Glazing

### 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.

### 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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