



Horsechestnut Close, Chesterfield, Derbyshire S40 2FL

- 3 (bedrooms icon)
- 2 (bathrooms icon)
- 1 (garage icon)
- EPC C

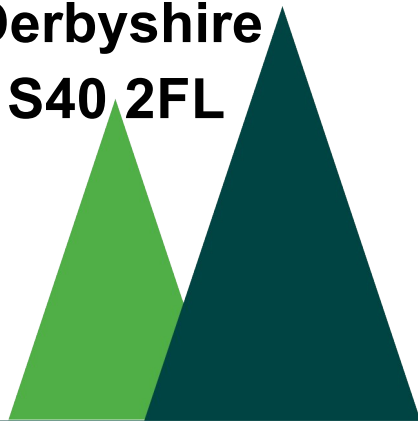
£220,000

PINEWOOD



Horsechestnut Close

Chesterfield
Derbyshire
S40 2FL



£220,000

3 bedrooms
2 bathrooms
1 receptions

- GENEROUS CORNER PLOT
- POPULAR RESIDENTIAL ESTATE ON THE EDGE OF THE TOWN CENTRE, CLOSE TO RETAIL PARKS
- CLOSE TO MAIN COMMUTE ROUTES, M1 MOTORWAY ACCESS, HOSPITAL, TRAIN STATION AND COLLEGE
- GROUND FLOOR W.C/CLOAKROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- TWO OFF ROAD PARKING SPACES
- SOUTH FACING FULLY ENCLOSED REAR GARDEN
- LIVING ROOM/DINER WITH BAY WINDOW
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C
- SUPERB MODERN HIGH GLOSS KITCHEN DINER

Welcome to this charming THREE BED end terrace house located on a corner plot on this popular residential estate in the picturesque town of Chesterfield, Derbyshire.

Built in 2010, this house offers a contemporary feel with a total of 836 sq ft of living space. The property features convenient off road parking for two vehicles to the rear, ensuring you never have to worry about finding a spot for your car.

This delightful property downstairs boasts a welcoming entrance hall, spacious dual aspect living room/diner with box bay window, perfect for entertaining guests or relaxing with the family. Super well equipped kitchen diner and a ground floor w.c/cloakroom.

The first floor includes three cosy bedrooms, additionally, the ensuite shower room in bedroom one adds a touch of luxury to this already impressive property, providing a private space for relaxation.

Situated on the edge of Chesterfield, this home provides easy access to the M1 motorway junct 29 and main commuter routes, making commuting a breeze. The south-facing fully enclosed rear garden is a tranquil oasis where you can unwind and enjoy the sunshine in privacy.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to start envisioning your life in this wonderful property on Horse Chestnut Close.

****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING****

ENTRANCE HALL

The delightful entrance hall is accessed via a double glazed entrance door and has a tiled wood effect flooring. Stairs rise to the first floor accommodation. Under stairs storage cupboard and radiator.

LIVING ROOM

15'10" x 9'11" (4.85 x 3.04)

This spacious dual aspect living room/diner has a box bay uPVC window and additional uPVC double glazed window and radiator.

KITCHEN DINER

15'10" x 9'4" (4.83 x 2.87)

This light and airy kitchen is simply flooded with natural light from the two double glazed windows and uPVC French doors which lead out to the garden. Being equipped with a range of wall and base units with work surfaces over and breakfast bar, incorporating a stainless steel single drainer sink unit with mixer tap. Integrated electric oven and gas hob with extractor over, integrated washing machine, fridge and freezer. Laminated flooring and radiator. Space for a dining table.

GROUND FLOOR W.C./CLOAKROOM

6'7" x 3'1" (2.02 x 0.96)

Fitted with a white ow flush WC and pedestal wash hand basin. Radiator.

BEDROOM ONE

12'11" x 10'7" (3.95 x 3.25)

This is a well presented double bedroom to the front aspect with space for wardrobes, uPVC double glazed window, radiator and access into the ensuite shower room.

ENSUITE SHOWER ROOM

Equipped with a shower cubicle, pedestal wash hand basin and low flush WC. uPVC double glazed window and radiator. Laminated flooring.

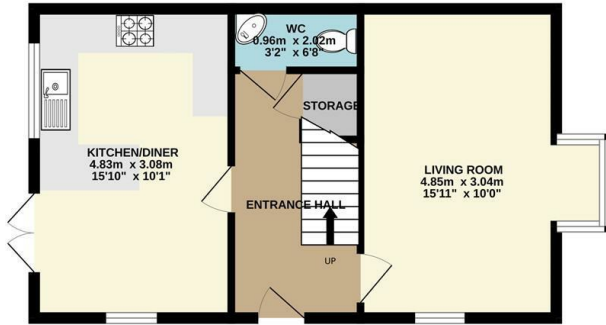
BEDROOM TWO

9'11" x 8'9" (3.04 x 2.69)

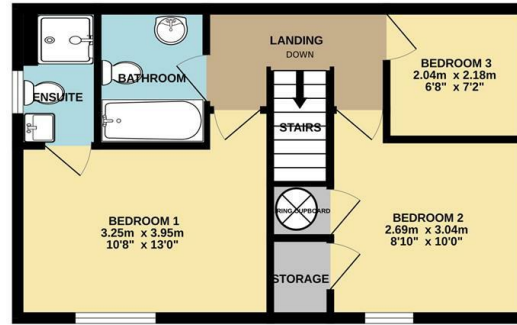
Having two built in cupboards providing hanging and storage space. Hatch providing access to the available roof space. Two uPVC double glazed windows and radiator.



GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.



1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 78.6 sq.m. (847 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

7'1" x 6'8" (2.18 x 2.04)

This is a single bedroom to the rear aspect with a uPVC double glazed window and radiator.

BATHROOM

Having a white three peice suite comprising:- panelled bath with shower attachment, wash hand basin and low flush WC. Laminated flooring. Radiator.

OUTSIDE

There are lawned gardens to the front and side with beds planted with shrubs, The garden to the rear is enclosed and laid to lawn, incorporating a paved patio area and gravelled hardstanding. To the rear of the property there are two off road parking spaces.

GENERAL INFORMATION

Gas Central Heating; Combi Boiler
Freehold
EPC Rating - TBC
uPVC Double Glazing
Council Tax Band C

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		90	(81-91) A
(81-91) B			(69-80) B
(69-80) C	77		(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

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