



****GREAT FAMILY HOME**FANTASTIC CONDITION**** This is a **THREE** bedroom semi detached property with gated driveway parking for two cars to the side located on a quite cul de sac in the village of Danesmoor, well placed for access to a host of local amenities and the nearby town of Clay Cross, easy access to the M1 motorway and main commuter routes.

The accommodation downstairs comprises; living room with feature fire and modern dining kitchen with integrated oven, hob and extractor and breakfast bar, plenty of space for a dining table and uPVC French doors leading to the rear garden. To the first floor are three bedrooms, two double and one single with the principal bedroom benefiting from a walk in wardrobe and a modern family bathroom with white suite and shower over. To the rear is a fully enclosed family sized enclosed garden with lawn and decking. Benefiting from uPVC Double Glazing & Gas Central Heating.

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

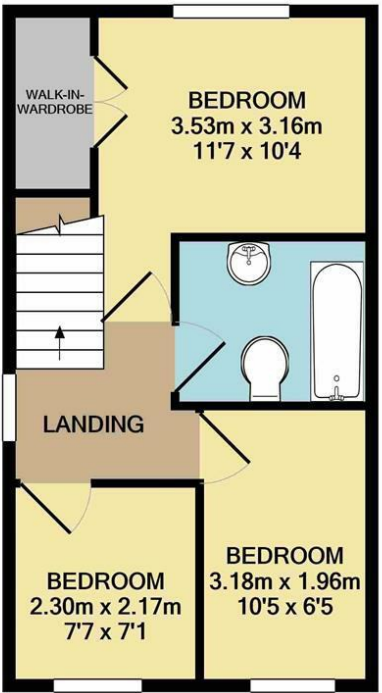
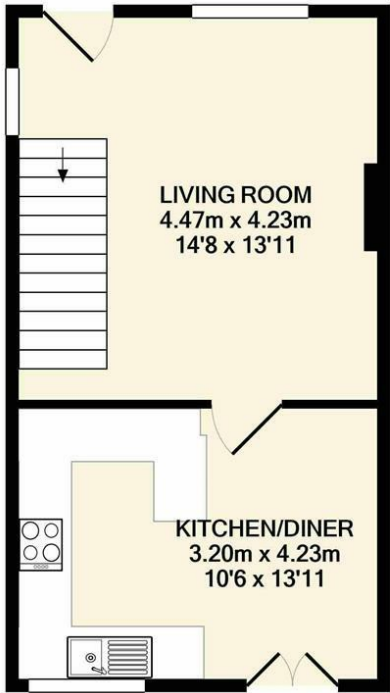
****PLEASE CALL PINEWOOD FOR A VIEWING OR MORE INFORMATION****

- WELL PRESENTED FAMILY HOME - SOME BLINDS/CURTAINS INCLUDED
- MODERN KITCHEN DINER WITH BREAKFAST BAR AND PANTRY/STORE
- LOUNGE WITH FEATURE FIREPLACE
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- QUIET CUL DE SAC VILLAGE LOCATION - CLOSE TO ALL THE AMENITIES CLAY CROSS OFFERS
- GATED DRIVEWAY PARKING FOR TWO CARS
- FULLY ENCLOSED REAR GARDEN WITH LAWN AND DECKING
- WALK IN WARDROBE TO PRINCIPAL BEDROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- EASY ACCESS TO THE M1 MOTORWAY AND MAIN COMMUTER ROUTES



**Springvale Close
Danesmoor, Chesterfield
£750 Per Month**



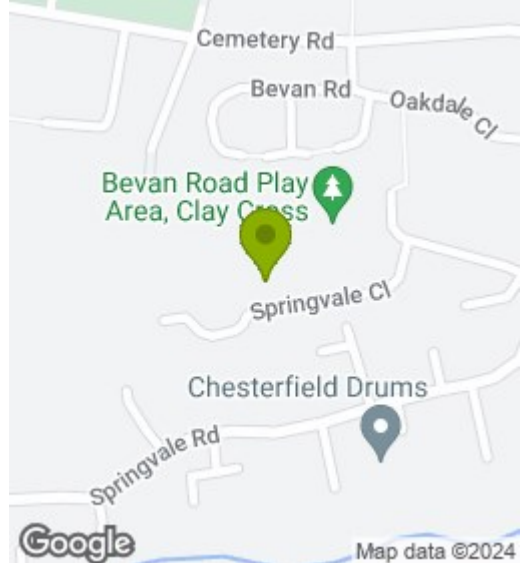


GROUND FLOOR
APPROX. FLOOR
AREA 32.2 SQ.M.
(347 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.7 SQ.M.
(341 SQ.FT.)

TOTAL APPROX. FLOOR AREA 63.9 SQ.M. (688 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	79	A	A

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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