



Manor House Court, Chesterfield, Derbyshire S41 7GX

 3  2  1  C

£1,100 Per Month

PINEWOOD



Manor House Court

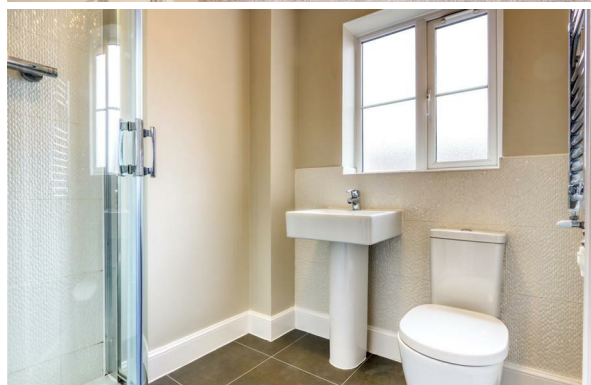
**Chesterfield
Derbyshire
S41 7GX**



£1,100 Per Month

**3 bedrooms
2 bathrooms
1 receptions**

- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR
- WALKING DISTANCE TO TOWN CENTRE OF CHESTERFIELD - EASY ACCESS TO THE MAIN COMMUTER ROUTES
- ENSUITE SHOWER TO MASTER BEDROOM
- MODERN BATHROOM WITH WHITE THREE PIECE SUITE - MIXER SHOWER OVER
- LOUNGE DINER WITH UPVC DOORS TO REAR GARDEN
- DOWNSTAIRS WC/CLOAKROOM
- MODERN HIGH GLOSS KITCHEN WITH INTEGRATED HOB, OVEN AND EXTRACTOR. WASHING MACHINE AND FRIDGE FREEZER
- SUPERBLY PRESENTED FULLY ENCLOSED GARDEN WITH PATIO SEATING AREA
- WELL PRESENTED FAMILY HOME - NEUTRAL DECOR AND CARPETS/FLOORING
- POPULAR RESIDENTIAL ESTATE - WALKING DISTANCE TO THE AMENITIES ON SHEFFIELD ROAD



****WELL PRESENTED FAMILY HOME**SINGLE GARAGE**** Located on a popular residential development is this well maintained three bed link detached town house. The property provides 1071 sq. ft. of well ordered, flexible accommodation. Ideally placed for local shops, amenities, supermarkets and transport links. Within walking distance to Chesterfield Town Centre, Train station, Chesterfield College and only a short drive to the Royal Hospital and M1 Motorway junct 29.

The property downstairs has an entrance hall, W.C/Cloakroom, Lounge/Diner with uPVC French doors leading out to the rear garden, modern kitchen with integrated dishwasher, washing machine, oven, hob and extractor. To the first floor is a double bedroom to the front aspect with built in wardrobes and access into the ensuite shower room, another double bedroom and a single bedroom and the family bathroom with white three piece suite with a mixer shower over bath. To the rear is a fully enclosed east facing landscaped garden with lawn and patio and to the front is a driveway for one vehicle and single garage. With uPVC Double Glazing and Gas Central heating (Combi Boiler)

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

****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION ON HOW TO APPLY/VIEW****

LOUNGE DINER

14'4" x 15'5" (4.39 x 4.70)

The spacious lounge diner has a wooden laminate flooring, painted decor with a feature wallpapered wall, radiator, uPVC window and uPVC french doors leading out to the rear garden .

DOWNSTAIRS W.C/CLOAKROOM

8'5" x 3'2" (2.59 x 0.98)

With a white suite with low flush w.c and a pedestal hand basin with chrome mixer tap, painted decor, linoleum flooring and painted decor,

KITCHEN

8'5" x 12'1" (2.59 x 3.70)

The modern kitchen as a good range of high gloss wall and base units with a complimentary worktop, stainless 1 1/2 sink and drainer with chrome mixer tap, four ring gas hob, oven and extractor, space and plumbing for a washing machine, tiled effect linoleum flooring, radiator, uPVC window and painted decor.

FAMILY BATHROOM

7'10" x 5'11" (2.41 x 1.82)

The modern bathroom has a white three piece suite comprising of a pedestal hand basin with chrome mixer tap, panelled bath with chrome mixer tap and a low flush w.c. Being part tiled and part painted decor with radiator.

MASTER BEDROOM

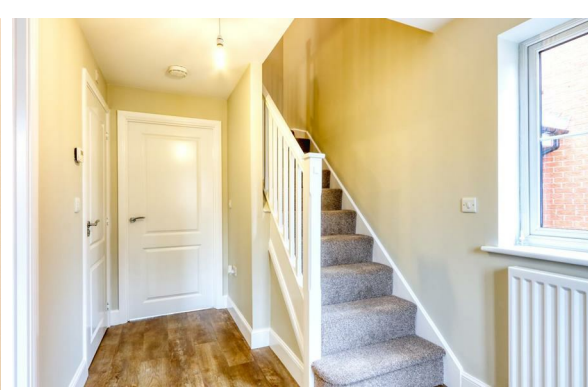
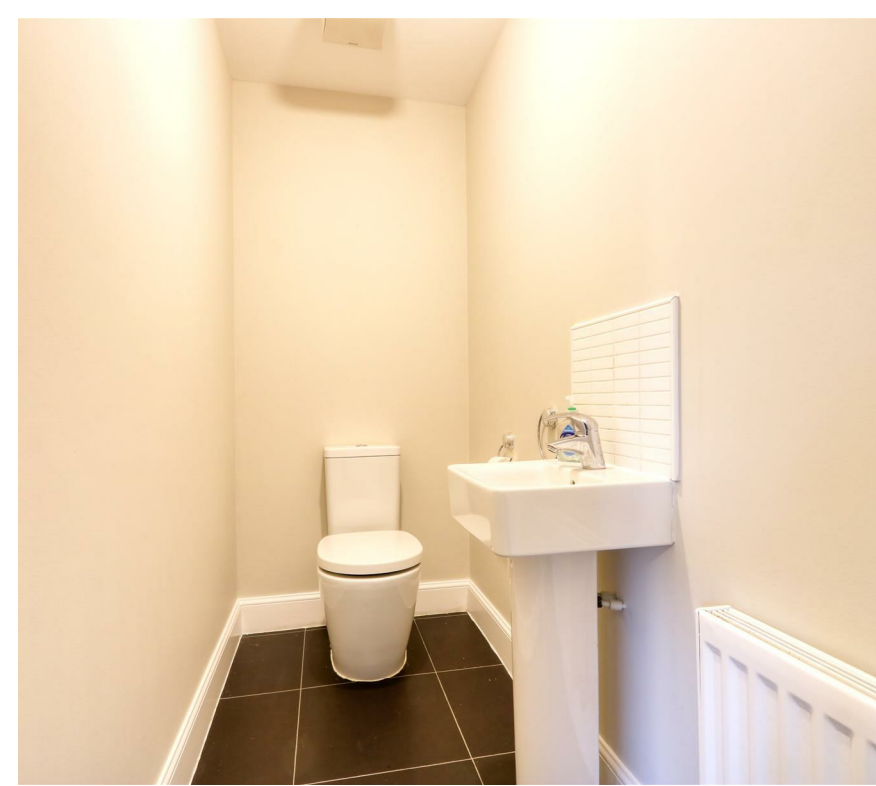
12'1" x 12'1" (3.70 x 3.70)

This double bedroom has neutral carpet, painted decor, radiator, uPVC window and access into the Ensuite shower room.

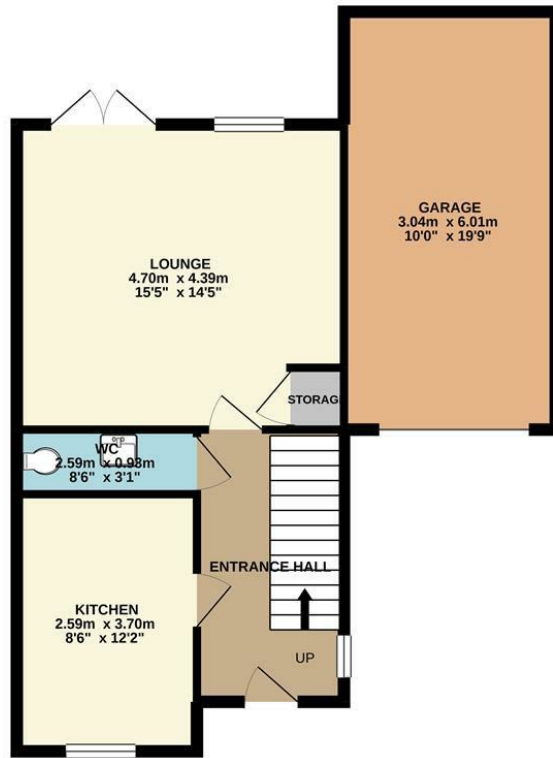
ENSUITE SHOWER ROOM

5'2" x 9'9" (1.60 x 2.98)

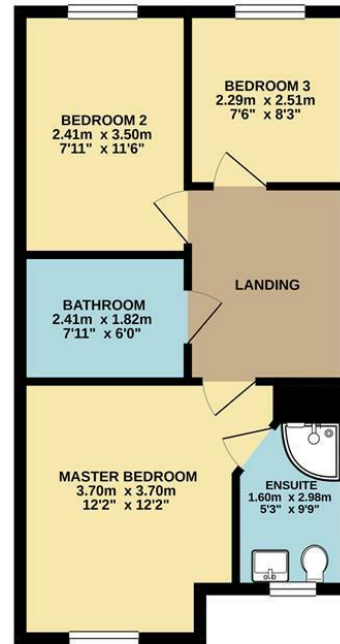
Comprising of a shower cubicle with electric shower, low flush w.c and a pedestal hand basin with chrome mixer tap. Being part tiled and part painted decor, tiled effect linoleum flooring and a uPVC frosted window.



GROUND FLOOR
59.2 sq.m. (637 sq.ft.) approx.



1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 99.5 sq.m. (1071 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 TWO

7'10" x 11'5" (2.41 x 3.50)

This double bedroom to the rear aspect has neutral carpet, painted decor, radiator and uPVC window.

BEDROOM THREE

7'6" x 8'2" (2.29 x 2.51)

This single bedroom to the rear aspect has neutral carpet, painted decor, radiator and uPVC window.

SINGLE GARAGE

9'11" x 19'8" (3.04 x 6.01)

Single garage with up and over door. lighting and power.

OUTSIDE

To the front is driveway parking for one car, access into the single garage and to the rear is a fully enclosed and well kept garden with patio seating area.

GENERAL

Tenure: Freehold

Total Floor Area: 1071 sq ft / 99.5 sq m

Energy Performance Rating: B

Gas Central Heating:

uPVC Double Glazing

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	79		(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		England & Wales	EU Directive 2002/91/EC	

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
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