



**Mansfield Road, Winsick, Hasland, Chesterfield, Derbyshire S41 0JH**

5 2 2 EPC B

**£750,000**

**PINWOOD**



**Mansfield Road  
Winsick, Hasland  
Chesterfield  
Derbyshire  
S41 0JH**



**£750,000**

**5 bedrooms  
2 bathrooms  
2 receptions**

- STUNNING NEW BUILD FOUR DOUBLE BED DETACHED FAMILY HOME - 10 YEARS BUILDERS WARRANTY
- CLOSE TO ALL THE VILLAGE AMENITIES OF HASLAND
- DOWNSTAIRS W.C/CLOAKROOM AND UTILITY ROOM
- IDEALLY PLACED FOR ACCESS TO M1 MOTORWAY JUNCT 29 AND MAIN COMMUTER ROUTES
- VERY GENEROUS CORNER PLOT - STUNNING VIEWS TO REAR - PATIO WITH COVERED VERANDA
- DETACHED DOUBLE GARAGE WITH BLOCK PAVED DRIVEWAY PARKING FOR SEVERAL CARS
- STUNNING OPEN PLAN WELL EQUIPPED KITCHEN DINER/FAMILY ROOM WITH TRIPLE FOLDING DOORS TO THE REAR GARDEN
- ANTHRACITE UPVC DOORS AND WINDOWS - GAS CENTRAL HEATING - COMBI BOILER - COUNCIL TAX BAND E
- STUNNING ENSUITE SHOWER ROOM TO BEDROOM ONE
- TWO SEPERATE RECEPTION ROOMS - FOUR/FIVE DOUBLE BEDROOMS

**\*\*LAST PLOT REMAINING\*\*SIMPLY STUNNING NEW BUILD 4/5 BED DETACHED HOME ON A GENEROUS PLOT\*\***Pinewood Properties are delighted to offer this stunning new build FOUR DOUBLE bed detached family home set on this new cul de sac of five properties in this picturesque setting in the village location of Winsick, close to the village amenities of Hasland, a short drive into the towns of Clay Cross and Chesterfield, with easy access to the M1 Motorway Jnct 29 for travelling to Sheffield, Mansfield Nottingham, Peak District, Train Station, and Royal Hospital. To the downstairs the property has a grand entrance hall with vaulted ceiling and skylights, separate dining room/second reception room ideal for use as an office for working from home, playroom or gym, separate spacious lounge, open plan breakfast kitchen/family room with space for dining table, breakfast bar and integrated appliances including dishwasher, fridge freezer, washing machine, double oven and four ring induction hob, triple folding doors leading to the rear garden, downstairs w.c and utility room. To the first floor are FOUR DOUBLE BEDROOMS, ensuite shower room to principal bedroom and a luxury family bathroom with freestanding bath and shower cubicle. To the front is a detached double garage and block paved driveway parking for several cars, with lawn to the front, side and rear overlooking woodland and fields with patio seating area and covered veranda. Anthracite grey uPVC windows and doors and Gas Central Heating (Combi boiler and underfloor heating to the ground floor.

**\*\*10 YEARS BUILDERS WARRANTY\*\***

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

#### **Outside**

The property is located on this exclusive and private cul de sac of new properties, on a generous plot with brick built double garage and block paved driveway parking for several vehicles. Extensive garden to the front, side and rear with views over fields to the rear. The block paved patio continues to the rear of the property making a lovely patio seating area with covered veranda.

#### **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

#### **General Information**

Tenure: Freehold  
Fully Anthracite Double Glazing  
Gas Central Heating: Underfloor Heating to the ground floor  
EPC Rating: TBC  
Total Floor Area: TBC  
Council Tax: E

#### **Reservation Agreement May Be Available**

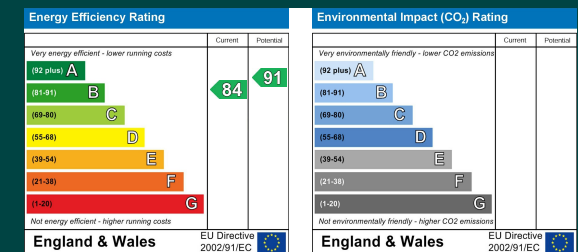
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers,

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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26 Mill Street,  
Clowne, S43 4JN  
01246 810519

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PINEWOOD

