



Whippet Way, Chesterfield, Derbyshire S41 0UR

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Guide Price £365,000

PINEWOOD



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**4 bedrooms
2 bathrooms
1 reception**

- Beautiful Four Bedroom Detached Family Home - Popular Recently Built Residential Estate
 - Principal Bedroom with Dressing Area and Built in Wardrobes
 - Contemporary Ensuite Shower Room and Stylish Family Bathroom
- Located Close to The Town Centre and with Easy Access to the M1 Motorway Network and Main Commuter Routed to Sheffield and Dronfield
 - Open Plan Kitchen Diner with uPVC French Doors to the Gardens
 - Utility Room and Ground Floor W.C./Cloakroom
 - Single Garage and Block Paved Driveway For Two Cars
- Gas Central Heating - uPVC Double Glazing and Council Tax Band D
 - Fully Enclosed and Landscaped Family Sized Rear Garden
 - Approx. 7 Years Builders Warranty Remaining



GUIDE PRICE £365,000 - £370,000

STUNNING DETACHED FAMILY HOME....."The Windsor" is a Four Bedroom Detached Home offering stylish living over two floors, with an open plan kitchen diner and Master Suite with walk in Dressing area and Ensuite Shower room.

This Beautiful and Elegant Four Bedroom Detached Family Home is located on the popular Heritage Green. Located just minutes away from the Town Centre, main commuter routes to Dronfield and Sheffield and with easy access to the M1 Motorway Network.

This beautiful home is accessed at the front elevation via an external door which opens to the entrance hallway where both the staircase and decorative glazed French doors to the well appointed lounge can be found. The lounge offers a lovely space for relaxing and is fitted with a walk in bay window, whilst the open plan kitchen diner is found to the rear of the property. The true heart of this elegant home; the kitchen area is fitted with a good a range of units with work surfaces and built in appliances with a ceiling mounted extractor over the hob which is located to the breakfast bar area. Complemented with LED lighting to the lower plinths. The room extends to offer seating for family dining with a walk in bay with uPVC French doors and windows opening to the garden, whilst an open arch leads to the utility area and w.c/cloakroom.

The landing area is complemented by a spindled balustrade over looking the stair case with an abundance of natural light given from the window. This lovely landing area gives access to the bedrooms of the home, with the Master Suite offering a walk in dressing area and ensuite shower room. Whilst three further bedrooms and the main bathroom, with four piece suite, completes this lovely first floor accommodation.

To the front is garden, block paved driveway for two cars and access into the single garage, to the rear is a landscaped family sized fully enclosed garden with lawn and patio. uPVC Double Glazing and Gas Central Heating

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the welcoming hallway through the composite door, with painted décor, radiator, door leading into the garage and stairs rising to the first floor. The galleried landing has built in airing cupboard housing the cylinder, carpet, uPVC window, radiator, loft access and painted décor.

LOUNGE

16'7" x 9'11" (5.06 x 3.03)

Double glazed door lead into the lounge having a neutral carpet, painted décor, uPVC bay window and radiator.

GROUND FLOOR W.C/CLOAKROOM

5'4" x 3'0" (1.65 x 0.93)

The ground floor part tiled w.c/cloakroom has a white two piece suite comprising a low flush w.c and a corner pedestal hand basin with chrome mixer tap. With a continuation of the wood effect vinyl flooring and painted décor, radiator and extractor.

UTILITY ROOM

7'10" x 5'4" (2.40 x 1.64)

The utility room has a wood effect vinyl flooring, painted décor, base unit with a painted worktop with space/plumbing for a washing machine and a tumble dryer. Access to the rear garden through the composite door.

KITCHEN DINER

19'1" x 14'7" (5.82 x 4.46)

The stunning well appointed kitchen diner has a great range of grey shaker style drawers, wall and base units with a complementary laminated worktop and breakfast bar with integrated stainless 1 1/2 bowl sink with chrome mixer tap, four ring gas hob, extractor, high level oven, fridge and freezer. With a uPVC window, two radiator, painted décor, inset spotlights and wood effect vinyl flooring. The dining area has a uPVC bay with French doors leading out to the rear garden, perfect entertaining space!

BEDROOM ONE

10'10" x 9'10" (3.31 x 3.00)

This is a double bedroom to the rear aspect with neutral carpet, painted décor, radiator, uPVC window and an archway gives access into the dressing area.

ENSUITE SHOWER ROOM

5'10" x 5'8" (1.80 x 1.74)

The part tiled ensuite shower room has a tiled effect vinyl flooring, white suite comprising a low flush w.c, corner shower cubicle and a pedestal hand basin with chrome mixer tap. With radiator, extractor and inset spotlighting.

DRESSING AREA

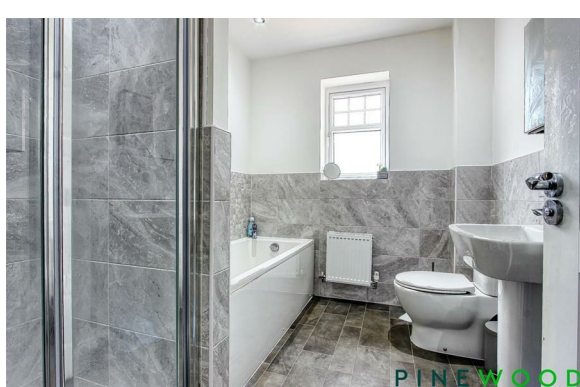
6'3" x 4'9" (1.91 x 1.47)

With built in mirrored wardrobes and access into the ensuite shower room.

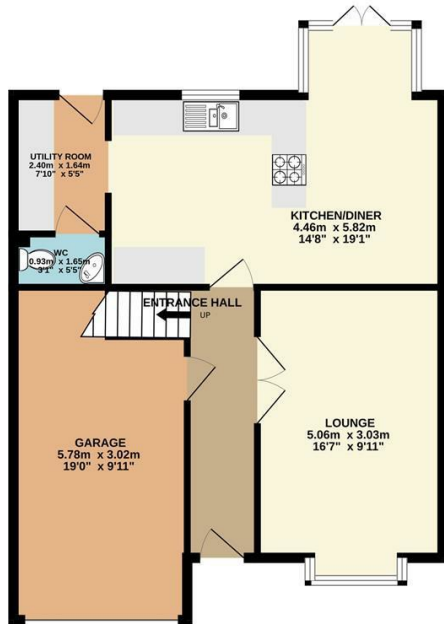
BEDROOM TWO

13'3" x 9'7" (4.05 x 2.93)

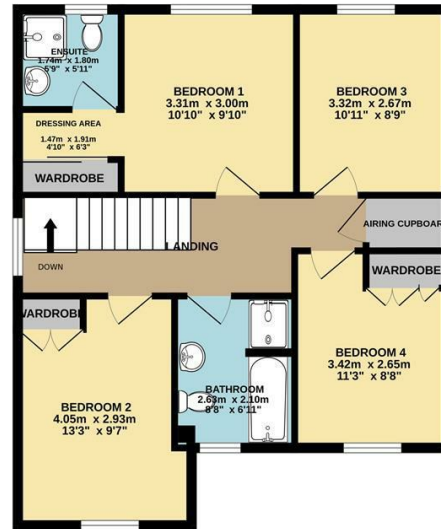
This is a double bedroom to the front aspect with neutral carpet, painted décor, radiator, uPVC window and built in wardrobes.



GROUND FLOOR
66.4 sq.m. (715 sq.ft.) approx.



1ST FLOOR
60.9 sq.m. (655 sq.ft.) approx.



TOTAL FLOOR AREA : 127.3 sq.m. (1370 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

10'10" x 8'9" (3.32 x 2.67)

This is a double bedroom to the front aspect with neutral carpet, painted décor, radiator and uPVC window.

BEDROOM FOUR

11'2" x 8'8" (3.42 x 2.65)

This is a single bedroom to the front aspect with neutral carpet, painted décor, radiator, uPVC window and built in wardrobes.

BATHROOM

8'7" x 6'10" (2.63 x 2.10)

The part tiled family bathroom has a white four piece suite with bath, shower cubicle, low flush w.c and a pedestal hand basin with chrome mixer tap. With tiled effect vinyl flooring, radiator, extractor, inset spotlights and uPVC frosted window.

SINGLE GARAGE

18'11" x 9'10" (5.78 x 3.02)

The single integral garage has up and over door, lighting and power.

OUTSIDE

To the front of the property is a block paved driveway for two cars, lawn and access into the single garage. To the rear is a landscaped, fully enclosed family sized garden with fenced perimeter, lawn, patio and shed.

GENERAL INFORMATION

Tenure: Freehold
EPC Rating: B
UPVC Double Glazing
Gas Central Heating
Council Tax Band: D
Loft
Alarm

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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