



Farmhouse Way, Grassmoor, Chesterfield, Derbyshire S42 5FN

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Offers Over £210,000

PINEWOOD



Farmhouse Way Grassmoor Chesterfield Derbyshire S42 5FN



Offers Over £210,000

**3 bedrooms
1 bathrooms
1 reception**

- WELL PRESENTED HOME - PERFECT FOR THE FIRST TIME BUYER OR INVESTOR
 - TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
 - CLOSE TO GRASSMOOR COUNTRY PARK AND FIVE PITS TRAIL
 - QUIET CUL DE SAC VILLAGE LOCATION
- MODERN KITCHEN DINER WITH PANTRY/STORE - INTEGRATED OVEN/HOB AND EXTRACTOR
- FULLY ENCLOSED LANDSCAPED REAR GARDEN WITH LAWN AND PATIO
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
 - GROUND FLOOR W.C/CLOAKROOM
 - DRIVEWAY PARKING FOR TWO CARS
 - APPROX 3 YEARS NHBC BUILDERS WARRANTY REMAINING

**** NO CHAIN* NEARLY NEW HOME BUILT 2021 - APPROX 6 YEARS NHBC WARRANTY REMAINING**

WELL PRESENTED**Pinewood Properties are delighted to offer this is a THREE BED modern END terrace townhouse located on this recently built and popular residential estate in the sought after village of Grassmoor, the property is close to a range of village amenities in the vicinity and the nearby towns of Clay Cross and Chesterfield, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A617, A61, M1 and Chesterfield railway station. Only a short walk to Grassmoor country park and five pits trail. Ideally located for access to the well regarded primary and secondary schools and Royal Hospital and also close to the Peak District. The property was built in 2020 and benefits from 6 approx. 6 years NHBC warranty remaining. The property downstairs has entrance hall, ground floor w.c/cloakroom, separate lounge and a modern kitchen diner with integrated ZANUSSI oven, four ring gas hob and extractor, fridge, freezer and dishwasher with a pantry/store and uPVC doors leading out to the garden, perfect for entertaining! To the first floor are two double bedrooms and a single bedroom, the family bathroom has a white suite with shower over bath and built in store cupboard. To the front is driveway parking for two cars and to the rear is a landscaped fully enclosed garden with lawn and patio, side access gate. uPVC Double Glazing and Gas Central Heating.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

ENTRANCE HALL/STAIRS AND LANDING

The property is entered through the composite door into the hallway, a welcoming space for coats and shoes, with painted décor, carpet, radiator and stairs rise to the first floor. The landing has built in cupboard, radiator and loft access.

LOUNGE

14'4" x 9'5" (4.37 x 2.89)

The lounge has carpet, painted décor, radiator and uPVC window.

GROUND FLOOR W.C./CLOAKROOM

5'2" x 2'9" (1.59 x 0.85)

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

KITCHEN DINER

16'6" x 11'5" (5.04 x 3.49)

The modern kitchen diner has a great range of soft close cappuccino gloss drawers, wall and base units with a complementary laminated worktop incorporating a 1 1/2 bowl sink with integrated four ring gas hob, oven and extractor, fridge freezer, washing machine and dishwasher. With wood effect vinyl flooring ,painted décor, radiator, uPVC window and UPVC French doors leading to the rear garden perfect for entertaining family and friends.

BATHROOM

8'5" x 6'5" (2.59 x 1.97)

The bathroom has a white suite comprising a bath with glass screen and shower over, low flush w.c and a pedestal hand basin with chrome mixer tap. With wood effect vinyl flooring, extractor, radiator and cupboard.

BEDROOM ONE

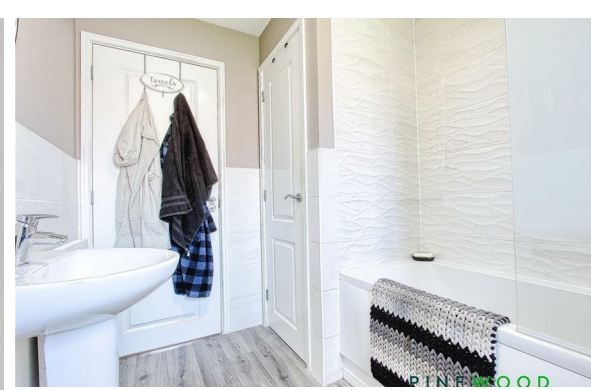
14'3" x 9'8" (4.35 x 2.95)

This is a double bedroom to the rear aspect with carpet, painted décor, radiator, uPVC window and space for wardrobes.

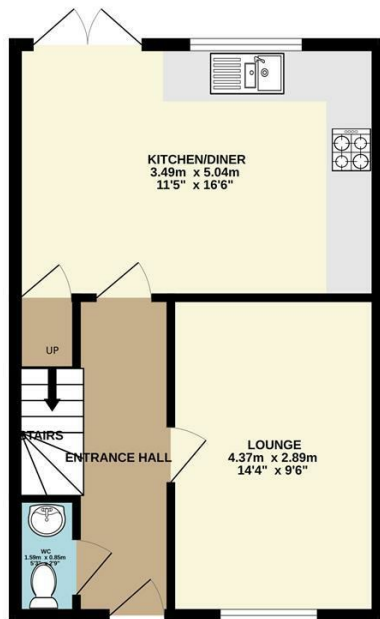
BEDROOM TWO

11'7" x 10'0" (3.55 x 3.07)

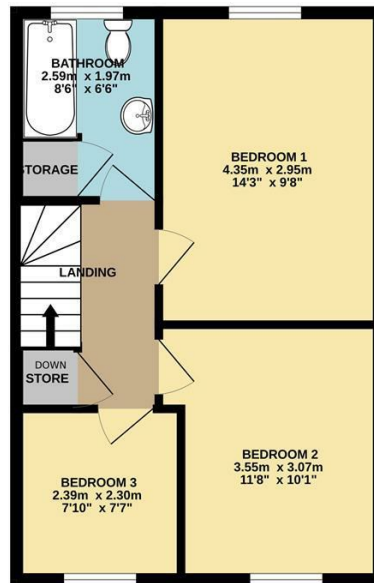
This is a double bedroom to the front aspect with carpet, painted décor, radiator, uPVC window and space for wardrobes.



GROUND FLOOR
39.9 sq.m. (430 sq.ft.) approx.

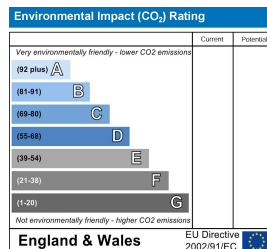
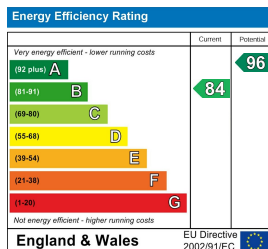


1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 79.6 sq.m. (857 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
7'10" x 7'6" (2.39 x 2.30)

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

OUTSIDE

To the side is driveway parking for two cars and gated access to the rear fully enclosed landscaped garden with patio and lawn and outside electrics including up/down lights, double socket and motion sensor security light.

GENERAL INFORMATION

Tenure: Freehold
EPC Rating: B
Total Floor Area: 857.00 sq ft / 75.6 sq m
UPVC Double Glazing
Gas Central Heating - Combi Boiler
Council Tax Band - B
Outdoor electrics - up/down lights, double socket, motion sensor security light.
Loft

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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