



Stoneholes Drive, Danesmoor, Chesterfield, Derbyshire S45 9SY

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£160,000

PINEWOOD



# Stoneholes Drive Danesmoor Chesterfield Derbyshire S45 9SY



**£160,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- No Chain - Ideal First Time Buyers Home or Investment Property
  - Block Paved Driveway For Up To Three Cars
- New Kitchen Recently Fitted with Breakfast Bar and Pantry/Store - Open Plan to the Dining/Family Room
  - New Modern Bathroom Recently Fitted With White Suite
- Ground Floor W.C/Cloakroom and Useful Coats/Storage Area Under Stairs - Solid Oak Doors
  - Quiet Cul De Sac Village Location, Close to all the Amenities in Clay Cross
- Gas Central Heating (New Combi Boiler Fitted 2023) - uPVC Double Glazing - Council Tax Band A
- Separate Lounge with Log Burner, Oak Flooring and uPVC Doors Leading to the Rear Garden
- South West Facing Fully Enclosed Rear Pleasant Courtyard - Store/Outbuilding To Front
- Two Double Bedrooms - Both With Space for Wardrobes and A Single/Twin Bedroom



**NO CHAIN - IDEAL FOR FIRST TIME BIYERS OR INVESTORS....**Welcome to Stoneholes Drive, Danesmoor, Chesterfield - a charming semi-detached house perfect for first-time buyers or as an investment property. This delightful home, built in the late 1980s, boasts a warm and welcoming ambiance that is sure to capture your heart.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests, with wood burner. One of the highlights of this property is the recently fitted kitchen, complete with a breakfast bar and pantry/store, seamlessly flowing into the dining/family room. This open-plan layout creates a perfect space for cooking, dining, and spending quality time with loved ones.

The property upstairs features three lovely bedrooms, offering ample space for a growing family or guests. The recently fitted modern bathroom with a sleek white suite adds a touch of luxury to this inviting abode.

Outside, the south-west facing fully enclosed rear courtyard provides a peaceful retreat where you can unwind and enjoy the pleasant surroundings. The block-paved driveway, with space for up to three cars, adds convenience to your daily life.

With no chain attached, this property offers a hassle-free buying experience. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards owning this gem in Danesmoor. uPVC Double Glazing, Gas Central Heating, Solid Wooden Internal Doors

#### **ENTRANCE HALL/STAIRS AND LANDING**

A front facing composite door double glazed door opens into the entrance hall with access given to the living room and stairs rising to the first floor landing, which has a built in storage cupboard, uPVC window and loft access.

#### **GROUND FLOOR W.C/CLOAKROOM**

4'9" x 3'2" (1.47 x 0.97)

Fitted with a two piece white suite comprising a low flush w.c, wash hand basin set into a white gloss vanity unit and a front facing uPVC frosted double glazed window

#### **LIVING ROOM**

12'4" x 12'2" (3.76 x 3.73)

This well appointed living room which is fitted with a wood burner, solid oak flooring, radiator and TV point, whilst rear facing uPVC French doors lead out onto the rear garden.

#### **KITCHEN/DINING ROOM**

The modern kitchen fitted in 2022 has a range of white gloss wall, base and drawer units with contrasting worksurfaces with inset stainless steel sink and drainer. There is an integrated electric oven with four ring electric hob and extractor fan above, further space is provided for a tall fridge/freezer with plumbing for an automatic washing machine. Complementary splash back tiling to the walls, tiled flooring and a built in storage/pantry cupboard. Whilst there is a front facing uPVC double glazed window. The worksurface continues to the dining room, making a fantastic breakfast bar, With uPVC French doors leading out to the rear garden.

#### **BATHROOM**

6'9" x 5'9" (2.08 x 1.77)

Being part tiled and fitted with a white three piece suite comprising low flush w.c, ceramic wash hand basin with chrome mixer tap and panelled bath with chrome mixer taps and shower attachment. There is partial tiling to the walls, a chrome heated towel rail and a front facing uPVC double glazed frosted window.

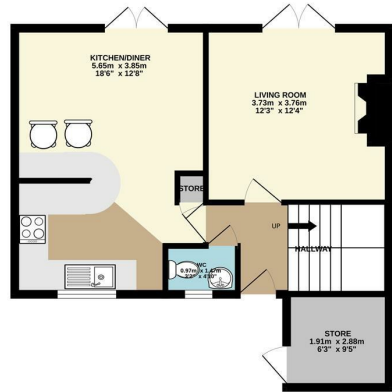
#### **BEDROOM ONE**

12'5" x 12'4" (3.81 x 3.77)

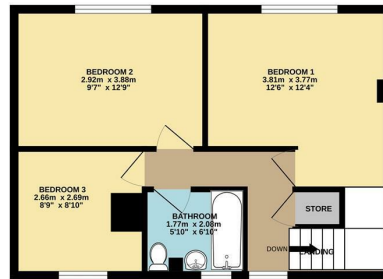
A rear facing double bedroom which is fitted with a radiator, TV point and a uPVC double glazed window. Space for Wardrobes.



GROUND FLOOR  
45.9 sq.m. (494 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA: 87.8 sq.m. (945 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

12'8" x 9'6" (3.88 x 2.92)

A further rear facing bedroom which is fitted with a radiator, TV point and a uPVC double glazed window. Space for wardrobes.

### BEDROOM THREE

8'9" x 8'8" (2.69 x 2.66)

A front facing single/twin bedroom which is fitted with a radiator and a uPVC double glazed window.

### STORE/OUTBUILDING

9'5" x 6'3" (2.88 x 1.91)

To the front is a large lockable brick built store.

### OUTSIDE

To the front of the property is block paved driveway which offers off street parking for multiple vehicles. Whilst to the rear is an enclosed low maintenance stone area which offers an ideal space for outside seating with decorative slate borders, shed and gazebo.

### GENERAL INFORMATION

Tenure: Freehold  
Total Floor Area: 945.00 sq ft / 87.8 sq m  
EPC Rating: C  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler  
Council Tax Band - A  
Loft

### 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.

### 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

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