

# PINEWOOD



Mansfield Road, Heath, Chesterfield, Derbyshire S44 5SE

 3  1  2  EPC C

Offers Over £450,000



**\*\*NO CHAIN\*\*ELECTRIC CAR CHARGER POINT\*\*FULLY MODERNISED HOME\*\*SCENIC VIEWS\*\***

**SIMPLY STUNNING...** As you arrive, you will see this beautiful three bedroom detached is enviably located within the highly sought after village of Heath which has superb transportation links to Sheffield, Chesterfield and Nottingham via the M1 motorway. Sympathetically modernised throughout the stylishly appointed and presented accommodation is perfect for family occupation.

Occupying a private plot with scenic views from the all bedrooms. Tastefully modernised throughout. "Pentaren" showcases chic and contemporary interior design, with a recent installation of a spacious ground floor WC, the kitchen and dining room are open plan, great for entertaining, the building itself has the charm of a characterful stone-built detached home.

The family sized accommodation has over 1189.00 sq ft set over two floors, the property features a shaker style kitchen with quartz worktops and integrated oven, hob, fridge freezer, dishwasher, washer dryer & bins, two generous reception rooms including a large family dual aspect lounge and stunning separate formal dining room. To the first floor are the spacious bedrooms and a luxury bathroom with roll top bath and mixer shower, outside has block paved driveway parking for two vehicles with an electric charging point, having a manicured lawn to the side aspect and a private well stocked rear garden with a beautiful new Indian stone patio area perfect for a summer BBQ.

**\*\*Check out the walk through video tour \*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

- THREE DOUBLE BEDROOM DETACHED
- MODERNISED THROUGH OUT TO A HIGH STANDARD
- FORMAL SEPARATE DINING ROOM-SECOND RECEPTION
- LUXURY BATHROOM WITH ROLL TOP BATH
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING - COUNCIL TAX BAND E
- IDYLIC SETTING IN THE PRETTY VILLAGE OF HEATH
- EXCEPTIONAL KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- SPACIOUS DUAL ASPECT LOUNGE WITH LOG BURNER
- GENEROUS PLOT - SCENIC VIEWS
- BLOCK PAVED DRIVEWAY PARKING FOR UP TO THREE VEHICLES

### **CENTRAL ENTRANCE HALL**

With a uPVC door, a central heating radiator and laminate floor covering.

### **LIVING ROOM**

16'2" x 18'2" (4.93 x 5.55)

A beautifully spacious dual aspect lounge with exposed ceiling beams, the focal point of the room will be the log burner, having a uPVC window and sliding patio doors finished with a quality fitted neutral carpet.

### **DINING ROOM**

14'7" x 9'1" (4.45 x 2.77)

With lovely exposed ceiling beams, dual aspect uPVC windows, a central heating radiator, period light fittings and laminate flooring. The room also has the benefit of some fitted storage.

### **KITCHEN**

16'1" x 10'0" (4.92 x 3.05)

Again with the exposed ceiling beams an exceptional shaker style kitchen with integrated fridge freezer, washing machine, induction hob, oven, dishwasher, quartz worktops, inlaid ceramic sink, a uPVC window and a stable style uPVC door that opens to the garden.

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

7'3" x 5'11" (2.22 x 1.81)

A generous ground floor WC/cloakroom with close coupled WC, a traditional pedestal wash basin, uPVC window with opaque glass, a new central heating boiler that has access and is tucked neatly away behind the panelling, a towel radiator and laminate flooring.

### **BEDROOM ONE**

16'1" x 11'9" (4.92 x 3.60)

With a uPVC window, ledge and brace style internal door, central heating radiator and fitted neutral carpet.

### **BEDROOM TWO**

16'2" x 9'11" (4.93 x 3.03)

With a uPVC window, ledge and brace style internal door, central heating radiator and fitted neutral carpet.

### **BEDROOM THREE**

13'2" x 8'9" (4.03 x 2.68)

With a uPVC window, ledge and brace style internal door, central heating radiator and fitted neutral carpet.

### **FAMILY BATHROOM**

9'6" x 5'11" (2.90 x 1.81)

The luxury bathroom has a roll edge bath tub with mixer shower, low flush WC and a contemporary stone hand basin.



## OUTSIDE

With blocked paved driveway parking to the front aspect for two/three vehicles, descend the few steps to the entrance gate leading to the manicured lawn area. The rear has a private indian stone patio area perfect for a summer BBQ.

## GENERAL INFORMATION

Tenure: FREEHOLD

Energy Performance Rating: C

Total Floor Area: 1189.00 sq ft / 110.5 sq m

Council Tax Band E

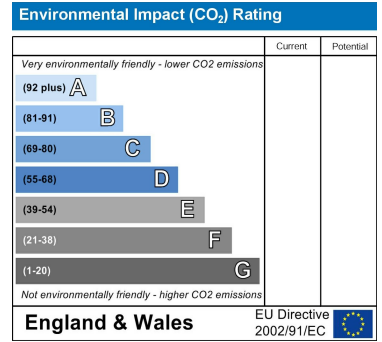
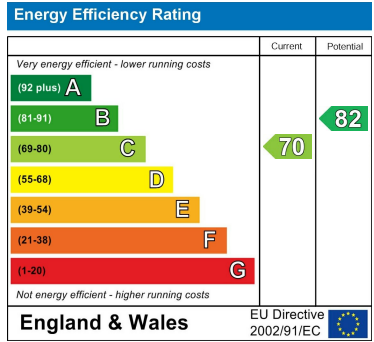
Gas Central Heating with new boiler installed 2024

NEW uPVC Double Glazing

Loft

## DISCLAIMER

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