

PINEWOOD



Balmoral Way, New Whittington, Chesterfield, Derbyshire S43 2PF



£210,000



LOOKING TO DOWNSIZE... then look no further than this charming property located in the sought-after area of New Whittington, Chesterfield. This delightful two bedroom semi-detached bungalow boasts a reception room, conservatory, two inviting bedrooms, and a modern bathroom, offering a comfortable living space perfect for individuals or couples alike.

Entering the property you are met an inviting hallway, which provides access to all of the rooms. There is a recently fitted modern kitchen with light coloured wall and base units as well fully integrated appliances providing convenience and functionality to your home. To the rear is a generous lounge with fireplace, which leads through to a bright and airy conservatory overlooking the delightful rear garden.

The bungalow benefits from two good sized bedrooms, bedroom one with fitted wardrobes is located to the rear and over looks the garden. Bedroom two is front facing and provides a versatile space, which could be used as an office, dining room or additional lounge. Finally the property has a modern bathroom with white suite comprising of a paneled bath, sink and low flush WC encased in a vanity unit. Outside, the garden comprises of a patio area, perfect for relaxing as well as a lawned area with mature borders. Parking is available for two vehicles on the driveway as well as the bonus of a single garage.

Don't miss the opportunity to make this lovely property your new home. Whether you're looking to downsize, start a new chapter, or simply enjoy the comforts of a bungalow lifestyle, Balmoral Way has something to offer.
TO ARRANGE A VIEWING PLEASE CALL PINWOOD PROPERTIES ON 01246 221039

- **TWO BEDROOM SEMI DETACHED BUNGALOW**
- **POPULAR RESIDENTIAL LOCATION**
- **NEW COMBI BOILER APRIL 2024**
- **uPVC DOUBLE GLAZING**
- **COUNCIL BAND BAND B**

- **DRIVEWAY & GARAGE**
- **NEW KITCHEN AUGUST 2023 WITH INTEGRATED APPLIANCES**
- **REAR GARDEN WITH SIDE PATIO**
- **GAS CENTRAL HEATING**
- **CLOSE TO LOCAL AMENITIES**

ENTRANCE HALL

3'4" x 10'6" (1.03 x 3.21)

Entering through a uPVC front door into the entrance hallway which provides access to all rooms. With painted decor and wood effect laminate flooring.

KITCHEN

8'9" x 7'9" (2.67 x 2.37)

A front facing modern fitted kitchen which was replaced in August 2023. Light coloured wall and base units with tiled splash back, integrated oven, electric hob and extractor. The kitchen also benefits from an integrated separate fridge and freezer and a washing machine. Neutral decor, wood effect flooring and a small central heating radiator. The kitchen also houses the combi boiler which was replaced in April 2024.

LOUNGE

19'3" x 11'4" (5.88 x 3.46)

A large rear facing lounge with a feature fireplace with wooden surround and marble insert and hearth. Painted decor, wood effect flooring, central heating radiator and sliding uPVC doors leading out to the conservatory.

BEDROOM ONE

15'5" x 9'6" (4.71 x 2.90)

A rear facing double bedroom with fitted wardrobes. Painted decor, wood effect flooring, a central heating radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM TWO

11'0" x 9'6" (3.36 x 2.90)

A front facing bedroom which could also be used as a dining room, second lounge or study. With painted decor, wood effect flooring, a central heating radiator and uPVC double glazed windows.

BATHROOM

6'4" x 6'4" (1.95 x 1.95)

With white suite comprising of paneled bath, low flush WC and sink which are integrated into a vanity unit. Tiling around the bath

and window, painted decor to other walls, lino flooring, central heating radiator and uPVC side facing window with obscured glass.

CONSERVATORY

9'4" x 10'0" (2.85 x 3.05)

Overlooking the rear garden, the conservatory has uPVC windows to all sides and side facing uPVC patio doors with steps leading down to the patio and garden. Painted decor, carpet and uPVC double glazed windows, one side of which has obscured glass.

GARAGE

21'0" x 11'1" (6.42 x 3.38)

A good size garage located at the bottom of the garden with a driveway in front. With up and over garage door and space for 1 car in the garage. The driveway provides space for 1-2 cars.

OUTSIDE

To the front of the property is block paving and a pebbled garden area with plants/shrubs. A side gate provides access through to the side and rear garden.

To the side of the property is a paved area suitable for seating and to the rear is a good sized garden with lawn and mature borders. At the bottom of the garden is the driveway and garage. The garden is enclosed with fencing to three sides.

GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band-B

Gas Central Heating -New Boiler April 2024

uPVC Double Glazing

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.



GROUND FLOOR
85.9 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA: 85.9 sq.m. (924 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any errors, 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 quality or efficiency can be given.
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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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