



Elkstone Road, Linacre, Chesterfield, Derbyshire S40 4UT

 3  1  2  EPC TBC

£220,000

PINWOOD



**Elkstone Road
Linacre
Chesterfield
Derbyshire
S40 4UT**



£220,000

**3 bedrooms
1 bathroom
2 receptions**

▪ UPGRADED AND EXTENDED FAMILY HOME - LOTS OF EXTRAS

▪ BLOCK PAVED FORCOURT - SINGLE GARAGE TO REAR AND DRIVEWAY FOR ONE CAR

▪ SOUTH FACING REAR FULLY ENCLOSED EASILY MAINTAINED GARDEN WITH PATIO AND ASTRO TURF

▪ MODERN KITCHEN WITH BREAKFAST BAR SEATING, INTEGRATED OVEN, HOB AND EXTRACTOR

▪ SPACIOUS CONSERVATORY - FAMILY ROOM LEADING FROM THE KITCHEN WITH ACCESS TO THE REAR GARDEN

▪ STUNNING FULLY TILED SHOWER ROOM WITH WHITE SUITE AND WALK IN SHOWER ENCLOSURE WITH RAINHEAD SHOWER

▪ BEDROOM ONE AND TWO HAVE BUILT IN WARDROBES - BEDROOM THREE IS A SINGLE WITH SPACE FOR WARDROBES

▪ ACCESS TO THE HOUSE IS FROM A PATHWAY FROM THE ROAD

▪ SOUTH FACING FULLY ENCLOSED AND EASILY MINTAINED REAR GARDEN

▪ SOUGHT AFTER RESIDENTIAL ESTATE ON THE WEST SIDE OF CHESTERFIELD



UPGRADED TO A GREAT STANDARD - Nestled in the charming Elkstone Road, Linacre, Chesterfield, is this delightful THREE BED semi-detached house which offers a perfect blend of comfort and convenience and having being lovingly upgraded to a great standard.

As you step inside, you are greeted by the porch area with built in storage then into the inviting lounge ideal for entertaining guests or simply relaxing with your loved ones. The modern kitchen has a breakfast island with seating, built in oven, five ring gas hob and extractor and space for an American fridge freezer, washing machine and tumble dryer, uPVC French doors lead to the spacious conservatory/family room - the perfect space for relaxing, with uPVC French doors leading out to the rear easily maintained south west facing garden, perfect for the sunny days!

Upstairs the property boasts three bedrooms, the two doubles have built in wardrobes, providing ample space for a growing family or for those in need of a home office.

The house features a fully tiled stunning shower room which oozes luxury, ensuring your daily routines are carried out with ease.

To the rear of the property is the single garage with driveway parking for one car.

Situated in the sought-after Outwood Academy Newbold catchment area, this home is perfect for families looking to provide their children with quality education. With good transport links nearby, commuting to work or exploring the picturesque surroundings is a breeze.

Convenience is key with this property, as it is just a stone's throw away from local amenities, making daily errands a walk in the park. Nature enthusiasts will appreciate being only five minutes away from Linacre Reservoirs and Holmebrook Valley Park, perfect for leisurely strolls or weekend picnics. Only a short drive in to the Peak District too!

Don't miss the opportunity to make this charming house your new home sweet home in the heart of Derbyshire.

****VIDEO TOUR - TAKE A LOOK AROUND****

ENTRANCE PORCH

The property is entered into the porch through the uPVC door, with uPVC windows, carpet, inset spotlights and built in storage cupboard.

LOUNGE

14'11" x 13'10" (4.56 x 4.23)

The lounge has grey carpet, painted decor, radiator and uPVC window, a door leads to the stairs.

BREAKFAST KITCHEN

14'9" x 9'6" (4.52 x 2.90)

The breakfast kitchen has a great range of drawers, wall and base units with a contrasting laminated worksurface with tiled surrounds incorporating a 1 1/2 bowl stainless sink with chrome mixer tap, five ring gas hob, high level Samsung oven and extractor. space for an American fridge freezer and space/plumbing for a washing machine. With a breakfast bar seating at the island, tiled flooring, painted decor, radiator, uPVC window and uPVC French doors leading to the conservatory.

CONSERVATORY

15'3" x 11'1" (4.67 x 3.40)

The spacious conservatory has had a new roof fitted in 2022 and new uPVC glazing fitted in 2018. With tiled flooring and painted decor.

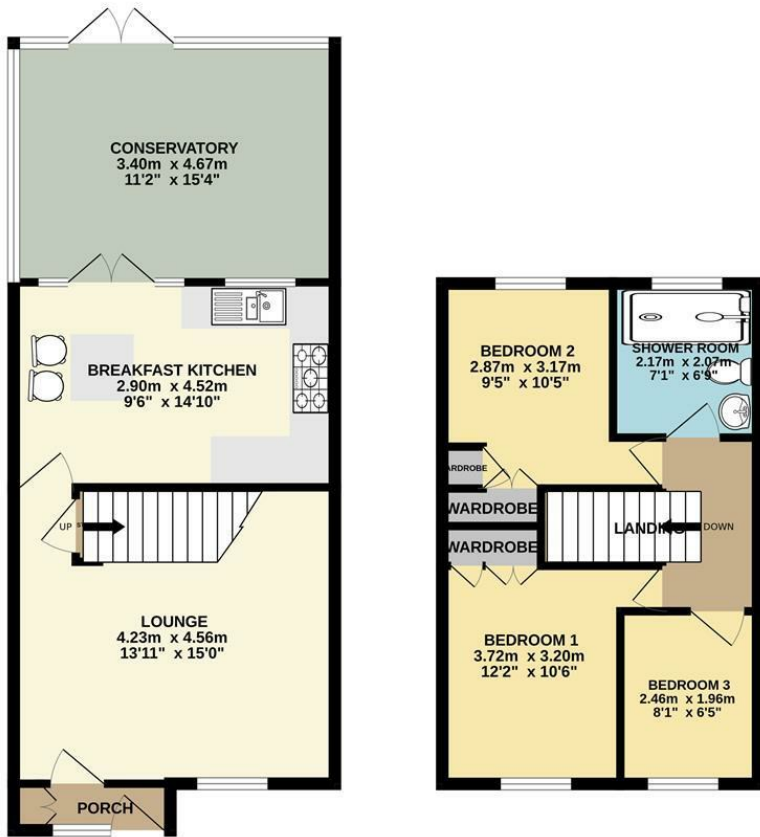
STAIRS AND LANDING

The stairs and landing have carpet, painted decor, radiator and loft access.



GROUND FLOOR
49.8 sq.m. (536 sq.ft.) approx.

1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA: 81.9 sq.m. (881 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.
Made with Metropix v2024

BEDROOM ONE

12'2" x 10'5" (3.72 x 3.20)

This is a double bedroom to the front aspect with built in wardrobes, wooden laminate flooring, painted decor, radiator and uPVC box bay window.

BEDROOM TWO

10'4" x 9'4" (3.17 x 2.87)

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

BEDROOM THREE

8'0" x 6'5" (2.46 x 1.96)

Bedroom three is a single to the front aspect with carpet, painted decor, radiator and uPVC window.

SHOWER ROOM

7'1" x 6'9" (2.17 x 2.07)

The contemporary fully tiled shower room was upgraded in 2022 with a walk in shower enclosure featuring a chrome rain head shower, composite sink with chrome waterfall mixer tap, and a sensor flush toilet, with wall mounted chrome towel radiator, inset spotlights, vinyl flooring and uPVC frosted window.

OUTSIDE

To the front of the property is a gated block paved double forecourt. To the rear is an enclosed easily maintained garden with patio and astro turf., space for a shed.

SINGLE GARAGE

The single garage is located to the rear of the property and is access via Parwich Close, it has lighting and power with up and over door, with parking for one vehicle to the front.

GENERAL INFORMATION

Loft: Mostly Boarded, Loft Ladder, Lighting and Power - combi boiler is located in here.

New uPVC Double Glazing - Fitted 2018

New Internal and External Doors Fitted 2024

Gas Central Heating - Combi Boiler

Total Floor Area - 881.00 sq ft / 81.9 sq m

EPC Rating - C

Council Tax Band A

Freehold

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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