



Kent Street, Hasland, Chesterfield, Derbyshire S41 0PL

 3  2  2  EPC TBC

£299,950

PINEWOOD





# Kent Street Hasland Chesterfield Derbyshire S41 0PL



**£299,950**

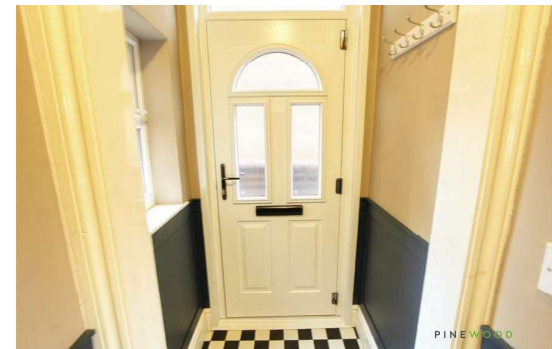
**3 bedrooms  
2 bathrooms  
2 receptions**

- THREE BEDROOM DETACHED PROPERTY IN A SOUGHT AFTER VILLAGE
- LARGE ENCLOSED REAR LANDSCAPED GARDEN - PERFECT FOR RELAXING AND ENTERTAINING
  - MODERN KITCHEN WITH INTEGRATED APPLIANCES
  - FAMILY BATHROOM, EN SUITE & DOWNSTAIRS W.C/CLOAKROOM
- IMMACULATEDLY PRESENTED THROUGHOUT WITH TRADITIONAL FEATURES
- POPULAR RESIDENTIAL LOCATION - CLOSE TO LOCAL AMENITIES & SCHOOLS
- GOOD TRANSPORT LINKS - EASY ACCESS TO THE M1 MOTORWAY JUNC 29 - CLOSE TO CHESTERFIELD TOWN CENTRE & TRAIN STATION
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING - FREEHOLD - FREEHOLD
  - TWO RECEPTION ROOMS - THREE DOUBLE BEDROOMS
  - UTILITY ROOM AND DRESSING ROOM



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AN EXCELLENT FIND... If you are looking for a home that combines modern comfort with traditional features and charm, this THREE bedroom DETACHED property on Kent Street is the perfect choice. Situated in this popular residential area of Hasland, the property has local schools and amenities close by and easy access to all transport links including Chesterfield Train Station and M1 Junct 29.

The ground floor boasts two good sized reception rooms, both with feature bioethanol fires and are the perfect space for entertaining guests or simply relaxing with your family. To the rear is a modern kitchen with high gloss wall and base units along with the benefit of fully integrated appliances. Off the kitchen is a useful utility room and downstairs W.C.

To the first floor are two double bedrooms and a stunning family bathroom. One of the bedrooms benefits from a large walk in dressing room with built in wardrobes. The family bathroom offers a modern white suite with a freestanding bath, low flush WC and sink set into a vanity unit.

To the second floor is an attic double bedroom flooded with light from two Velux windows and has the added bonus of a generous en suite with walk in shower room with W.C.

One of the highlights of this property is the large enclosed rear garden, providing a private outdoor space for children to play, for gardening enthusiasts to indulge in their passion, or for hosting summer barbecues with friends and family.

With accommodation spread over three floors, there is ample space for everyone to enjoy their own privacy, the traditional features throughout the property add character and warmth, making it a truly inviting place to call home.

To arrange your viewing please call PINEWOOD PROPERTIES.

\*Video tour available - take a look around\*

#### ENTRANCE HALLWAY, STAIRS & LANDING

Entering the property through a composite door located on the side of the property into an entrance porch with painted decor to the top and feature wood panelling to the bottom and tiled flooring. The staircase has painted decor to the top half of the walls and wooden panelling to the bottom along with carpet to the stairs. The landing benefits from the same decor, wooden flooring and a central heating radiator.

#### LOUNGE

11'10" x 13'2" (3.62 x 4.03)

A front facing lounge with bay window and feature fireplace with bioethanol fire. With painted decor, dado rail and one feature papered wall, carpet and uPVC double glazed window.

#### DINING ROOM

12'7" x 13'2" (3.86 x 4.02)

A generous size dining room with feature bioethanol fire. With painted decor to the top of the walls and wood panelling to the bottom, carpet, a central heating radiator and dual aspect uPVC double glazed windows. There is also access to an under stairs storage cupboard.

#### KITCHEN

10'2" x 10'3" (3.12 x 3.14)

To the rear of the property is a modern kitchen fitted with high gloss wall and base units and butchers block style worktop. With 1 1/2 bowl chrome sink with mixer hose tap and fully integrated appliances including a fridge freezer, oven, microwave, dishwasher, washing machine, electric oven, induction hob and extractor. With painted décor and feature papered walls, wooden flooring, a central heating radiator and a side facing uPVC double glazed window.

#### UTILITY ROOM

4'11" x 6'10" (1.50 x 2.10)

Located directly off the kitchen is an open plan utility room with additional fitted units and space for a tumble dryer. With painted decor, wooden flooring and a central heating radiator. The rear garden can be accessed via a uPVC door opening straight out to the rear of the property.

#### W.C

5'0" x 3'3" (1.54 x 1.01)

Located off the utility room is a cloakroom with low flush W.C and pedestal sink with chrome mixer tap. With painted decor, wooden flooring and a rear facing wooden window with obscured glass.

#### BEDROOM ONE

11'10" x 13'3" (3.61 x 4.04)

A large front facing double bedroom with built in wardrobes. With painted decor to the top of the walls and wooden panelling to the bottom, wooden flooring, a central heating radiator and a uPVC double glazed window.

#### BATHROOM

8'3" x 6'11" (2.52 x 2.12)

A modern fully tiled bathroom with white suite. Comprising of a free standing bath with chrome mixer tap and shower hose, a low flush WC and a wall mounted ceramic sink with chrome mixer tap. A rear facing uPVC double glazed window with obscured glass and a wall mounted chrome towel rail.





TOTAL FLOOR AREA: 119.5 sq.m. (1296 sq ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors and any other areas are approximate and the 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 contract, options and conditions shown hereon shall be issued and no guarantee as to their operability or efficiency can be given. Made with Metropac C004.

### DRESSING ROOM

A walk in dressing room with fully fitted floor to ceiling wardrobes. With painted decor, wooden flooring, a central heating radiator and sliding glass panel doors leading into bedroom three.

### BEDROOM THREE

9'6" x 10'7" (2.92 x 3.24)

Located directly off the dressing room, steps down into a double bedroom. With painted decor, carpet, a central heating radiator and a rear facing uPVC double glazed window.

### BEDROOM TWO (attic)

11'8" x 12'11" (3.58 x 3.95)

Accessed via an enclosed staircase from the first floor landing is this large double attic bedroom. With painted decor and carpet and benefiting from two Velux windows and a side facing uPVC double glazed window. There is also access to eaves storage.

### EN SUITE

5'8" x 8'5" (1.73 x 2.59)

A generous en suite shower room with walk in shower, W/C and ceramic sink with chrome mixer tap set into a wooden vanity unit. With a mixture of painted and paper decor, tiled flooring and recess spotlights. There is also a built in store cupboard and access to storage in the eaves.

### OUTSIDE

To the front of the property is a gated entrance into a gravelled frontage with access to the side door of the property.

To the rear of the property is a large fully enclosed rear garden. Benefitting from a gravelled seating area and a separate decked seating area to the far end of the garden. A large section laid to lawn with path and mature borders. There are two separate outbuildings, which can both be used for storage. The property also benefits from outside electrical sockets.

### GENERAL INFORMATION

Tenure: Freehold  
uPVC Double Glazing  
Gas Central Heating  
Council Tax Band-B  
EPC Rating TBC

### 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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