



**St. Giles Close, Chesterfield, Derbyshire S40 2UT**

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**Offers Around £350,000**

**PINWOOD**





# St. Giles Close Chesterfield Derbyshire S40 2UT



## Offers Around £350,000

**4 bedrooms  
3 bathrooms  
2 receptions**

- STUNNING UPGRADED FOUR BED DETACHED FAMILY HOME
- EASY ACCESS TO MAIN COMMUTER ROUTES, BUS ROUTES AND M1 MOTORWAY ACCESS JUNC 29
- SINGLE GARAGE WITH DRIVEWAY PARKING FOR ONE CAR - POTENTIAL TO EXTEND THE DRIVEWAY
- SOUTH FACING ENCLOSED AND LANDSCAPED FAMILY SIZED GARDEN
- GROUND FLOOR W.C - MODERN FAMILY BATHROOM - ENSUITE SHOWER ROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND D
- UTILITY ROOM OFF THE MODERN WELL EQUIPPED KITCHEN
- LOUNGE WITH INGLENOOK FIREPLACE AND LOG BURNER - DINING ROOM AND SITTING ROOM
- TWO DOUBLE BEDROOMS AND TWO SINGLE BEDROOMS
- QUIET CUL DE SAC LOCATION - ON THE EDGE OF CHESTERFIELD TOWN CENTRE





**MOVE STRAIGHT IN - STUNNING FAMILY HOME** - An attractively presented four bedroom detached family home, delightfully positioned within a quiet cul-de-sac offered for sale within a sought after popular residential location. Benefitting from easy access to Chesterfield Town centre, local amenities, schools, main public transport links, Chesterfield Train Station and college and the M1 motorway network links/junct 29.

The accommodation in brief downstairs comprises: entrance hallway, contemporary ground floor W.C, lounge with inglenook fireplace and log burner, dining room, well equipped kitchen leading to the sitting room with uPVC doors looking out over the rear garden, utility room and a door leading to the integral single garage.

The first floor has a principal bedroom with built in wardrobes and access to the luxury en suite shower room, a further double bedroom, two single bedrooms and a family bathroom with white suite with shower over bath.

Outside a driveway provides off road parking for one car with potential to extend the driveway, lawn and side gateway accessing the rear of the property, where there is a larger than average attractively presented enclosed landscaped south facing garden, mainly laid to lawn with patio areas, uPVC Double Glazing, Gas Central Heating and Alarm.

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

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

The property is entered through the aluminum, insulated and powder coated door into the entrance hallway, with wallpaper decor, coving and wooden laminate flooring. Another door leads into the hallway with under stairs storage, wallpaper decor, wooden laminate flooring, radiator, stairs with carpet rise to the landing, having a built in storage cupboard.

#### **GROUND FLOOR W.C**

6'6" x 2'11" (2.00 x 0.89)

The contemporary ground floor w.c has been recently fitted with a white two piece suite comprising a low flush w.c and a ceramic hand basin with chrome mixer tap set into a white gloss vanity unit. With tiled flooring, part tiled walls and part painted decor, chrome wall mounted towel radiator and uPVC frosted window.

#### **KITCHEN**

12'0" x 8'3" (3.66 x 2.53)

The modern kitchen has a great range of shaker style soft close drawers, wall and base units with a complimentary laminated roll top worktop incorporating a 1 1/2 bowl sink with chrome mixer tap. Integrated appliances include a high level electric dual oven fitted 2021, four ring gas hob fitted 2023 and extractor. With tiled flooring, painted decor, radiator, uPVC window and being open plan to the sitting room.

#### **SITTING ROOM**

7'10" x 7'5" (2.41 x 2.28)

The sitting room has wooden laminate flooring, painted, decor, radiator and uPVC French doors leading out to the rear garden.

#### **UTILITY ROOM**

7'9" x 6'6" .9'10" (2.38 x 2.03)

The utility room has base cupboards with a laminated worktop with tiled surrounds, space and plumbing for a washing machine and a tumble dryer, radiator, carpet, painted decor, uPVC window and a door leads to the garage. The Worcester boiler is located in here.

#### **LOUNGE**

19'4" into bay x 11'5" (5.90 into bay x 3.48)

The spacious dual aspect lounge has a inglenook fireplace with a log burner and lined chimney installed 2019. With carpet, wallpaper decor, coving, radiator and two uPVC windows. .

#### **DINING ROOM**

12'0" x 9'0" (3.66 x 2.75)

This second reception room is used as a formal dining room, with carpet, painted decor, coving, radiator and uPVC French doors leading out to the rear garden - perfect for entertaining family and friends,

#### **BEDROOM ONE**

11'4" x 11'3" (3.47 x 3.45)

This is a lovely double bedroom to the front aspect with built in wardrobes, carpet, radiator, wallpaper decor and two uPVC windows, a door leads to the ensuite shower room.

#### **ENSUITE SHOWER ROOM**

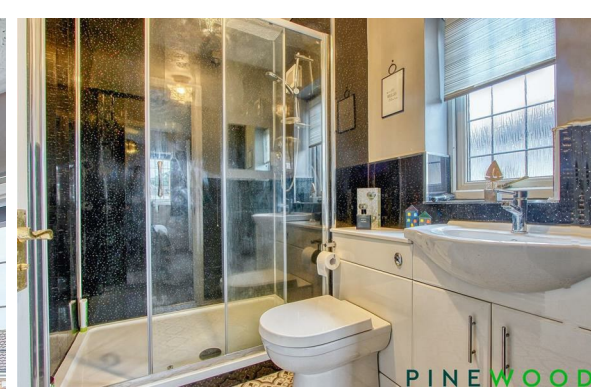
7'5" x 5'5" (2.28 x 1.66)

The luxury shower room has part mermaid boarding to the walls with part painted decor, walk in shower cubicle with a low flush w.c and ceramic sink with chrome mixer tap set into a white gloss vanity unit, tiled effect vinyl flooring, wall mounted chrome towel radiator and extractor.

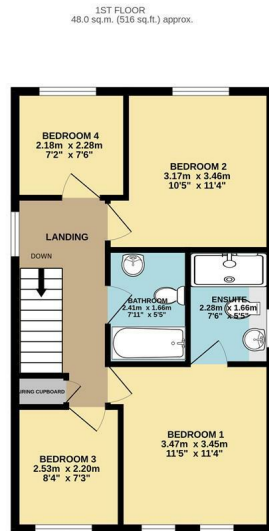
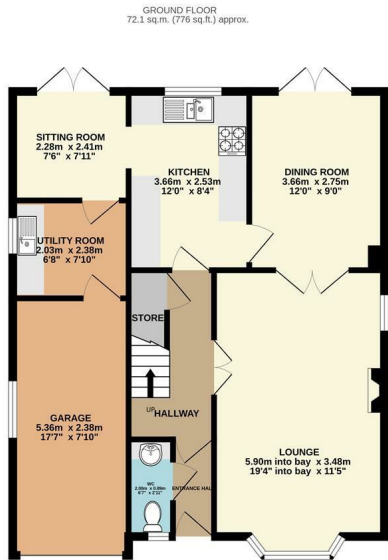
#### **BEDROOM TWO**

11'4" x 10'4" (3.46 x 3.17)

This is a double bedroom to the rear aspect with space for wardrobes, carpet, painted decor, radiator and a uPVC window







TOTAL FLOOR AREA - 120.1 sq.m. (1293 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, corners 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 for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### BEDROOM THREE

8'3" x 7'2" (2.53 x 2.20)

This is a single bedroom to the front aspect with carpet, wallpaper decor, radiator and uPVC window

### BEDROOM FOUR

7'5" x 7'1" (2.28 x 2.18)

This is a single bedroom to the rear aspect with carpet, painted decor, radiator and uPVC window.

### FAMILY BATHROOM

7'10" x 5'5" (2.41 x 1.66)

The family bathroom has fully tiled walls, a white suite comprising a bath with shower over, low flush w.c and a pedestal hand basin with chrome mixer tap, With vinyl flooring, wall mounted chrome towel radiator, extractor and loft access.

### SINGLE GARAGE

17'7" x 7'9" (5.36 x 2.38)

The single garage has LED lighting, loft storage, two power sockets, water tap, electric remote controlled roller door.

### OUTSIDE

To the front is driveway parking for one vehicle, potential for additional driveway, lawn and gated access to the rear family sized garden mainly laid to lawn, with two patios and being southerly facing, perfect for the sunny days.

### GENERAL INFORMATION

Loft: With Lighting, Partially Boarded and an additional 300mm Insulation fitted in 2001

Tenure: Freehold

EPC Rating C

Council Tax Band D

Total Floor Area 1293.00 sq ft / 120.1 sq m

Fully Alarmed

### 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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