



Oak Road, Grassmoor, Chesterfield, Derbyshire S42 5YA

3 1 2 EPC C

£239,995

PINEWOOD



**Oak Road
Grassmoor
Chesterfield
Derbyshire
S42 5YA**



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**3 bedrooms
1 bathrooms
2 receptions**

- MODERN DETACHED WELL PRESENTED THREE BED FAMILY HOME - CUL DE SAC LOCATION
- POPULAR RESIDENTIAL ESTATE IN A POPULAR VILLAGE LOCATION
- SINGLE INTEGRAL GARAGE AND DRIVEWAY PARKING FOR TWO CARS - POTENTIAL FOR ADDITIONAL DRIVEWAY TO BE ADDED AND EXTENDING OVER THE GARAGE
- ENCLOSED REAR FAMILY SIZED GARDEN WITH PATO AND LAWN
- NEXT TO THE GRASSMOOR COUNTRY PARK - EASY ACCESS TO THE M MOTORWAY JUNCT 29
- GROUND FLOOR W.C AND MUTI USE ROOM - PERFECT GYM/OFFICE/PLAY ROOM
- MODERN KITCHEN DINER WITH INTGERATED APPLIANCES
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- TWO DOUBLE BEDROOMS AND ONE SINGE BEDROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - EPC RATED C - COUNCIL TAX BAND C



Located in the charming village of Grassmoor in Derbyshire, this modern detached family home on Oak Road is a true gem. Boasting two reception rooms, three bedrooms, and a well-presented bathroom with a white suite and shower over the bath, this property offers comfort and style.

The heart of this home is the modern kitchen diner with integrated appliances, perfect for family meals and entertaining guests. The ground floor also features a convenient W.C and a versatile room that can be used as a gym, office, or playground and spacious lounge - the possibilities are endless. Upstairs sees two double bedrooms and a single bedroom and the modern bathroom.

With a single integral garage and driveway parking for two cars, there is ample space for your vehicles. Additionally, there is potential to add an additional driveway if needed. The property also benefits from gas central heating, uPVC double glazing, and an EPC rating of C, ensuring energy efficiency.

Step outside to the enclosed rear garden, complete with a patio and lawn, providing a lovely space for outdoor activities and relaxation. The property is situated in a popular residential estate, offering a peaceful cul-de-sac location ideal for families.

Conveniently located next to Grassmoor Country Park, nature lovers will appreciate the easy access to outdoor spaces. For commuters, the property offers quick access to the M1 motorway junction 29, making travel a breeze.

Don't miss the opportunity to make this house your home. With its desirable features, spacious layout, and prime location, this property is sure to impress. Book a viewing today and envision the possibilities of living in this wonderful family home.

ENTRANCE HALL/STAIRS AND LANDING

The property is entered onto the hallway with access to the ground floor w.c, lounge and stairs rise to the first floor landing having a storage cupboard, uPVC window and loft access.

LOUNGE

13'10" x 12'10" (4.24 x 3.92)

The lounge has a front facing uPVC window, two radiators, wooden laminate flooring, painted decor with ample room for furniture

KITCHEN DINER

14'7" x 10'2" (4.47 x 3.10)

With a sleek and modern kitchen diner with drawers, wall and base units with laminated work surfaces over, inset sink with chrome mixer tap and drainer, integrated oven, hood and extractor, uPVC window to rear and uPVC doors lead out to the rear garden. With painted decor, tiled flooring, inset spotlights and radiator.

MULTI USE ROOM/OFFICE/GYM/PLAYROOM

10'2" x 7'11" (3.11 x 2.43)

This multi use room is perfect for use as a playroom/gym/office or laundry room, with painted decor, radiator, wooden laminated flooring, radiator and uPVC window.

GROUND FLOOR W.C

4'9" x 2'8" (1.47 x 0.82)

The ground floor w.c includes a white suite with low flush w.c and a ceramic sink set into a vanity unit with chrome mixer tap. With tiled effect vinyl flooring, painted decor, radiator and uPVC window.

BEDROOM ONE

12'4" x 9'1" (3.77 x 2.77)

A front facing double bedroom with uPVC window, carpet and radiator.

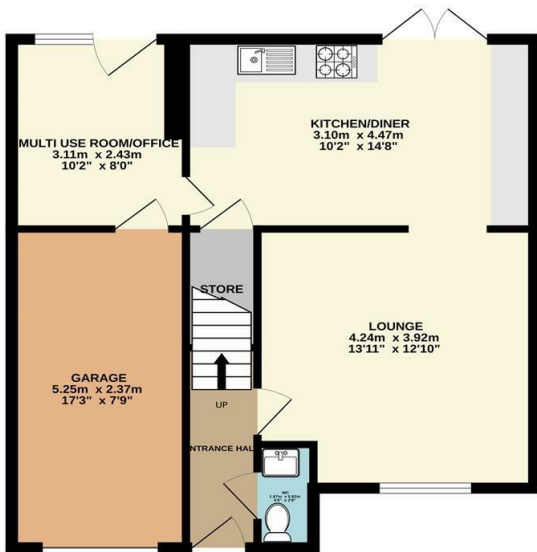
BEDROOM TWO

11'5" x 10'4" (3.50 x 3.16)

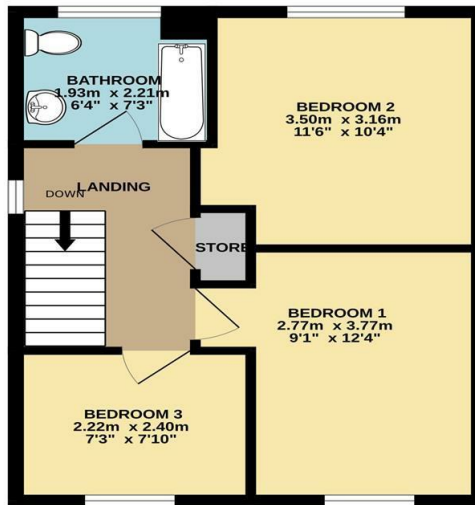
A rear facing double bedroom with uPVC window, carpet and radiator.



GROUND FLOOR
59.0 sq.m. (635 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 96.3 sq.m. (1036 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.
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BEDROOM THREE

7'10" x 6'6" .72'2" (2.40 x 2 .22)

A single bedroom of good size with front facing uPVC window, painted decor, carpet and radiator.

BATHROOM

7'3" x 6'3" (2.21 x 1.93)

The full tiled modern bathroom has a suite with paneled bath with shower over, low flush WC, wash hand basin with chrome mixer tap, uPVC frosted window, radiator, tiled flooring and wall mounted chrome towel radiator .

SINGLE GARAGE

17'2" x 7'9" (5.25 x 2.37)

The single integral garage has plumbing for washing machine, access to loft space, with front facing Door and internal door to the play room, lighting and power.

OUTSIDE

To the front is driveway parking for two cars, potential for additional driveway, access into the single garage, front garden. To the rear an enclosed family sized garden with lawn, patio, flood lighting and shed.

GENERAL INFORMATION

TOTAL FLOOR AREA 1036.00 SQ FT / 96.3 SQ .M

EPC RATED - C

COUNCIL TAX BAND - C

GAS CENTRL HEATING

UPVC DOUBLE GLAZING

TENURE - 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(41-60) C		
(55-68) D			(35-40) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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