



Ash Grove, New Tupton, Chesterfield, Derbyshire S42 6FB

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£329,995

PINEWOOD



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**4 bedrooms
2 bathrooms
2 receptions**

- ENCLOSED REAR LANDSCAPED GARDEN WITH INDIAN SANDSTONE PATIO AND DECKED AREAS
- DOUBLE DRIVEWAY WITH ADDITIONAL HARD STANDING - AND SINGLE INTEGRAL GARAGE
- GROUND FLOOR W.C - FAMILY BATHROOM - ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- SPACIOUS CONSERVATORY OVERLOOKING THE REAR GARDN WITH MULTI FUEL BURNER
 - STUNNING KITCHEN DINER WITH INTEGRATED APPLIANCES
 - LOVELY COSY LOUNGE AREA
- POPULAR RESIDENTIAL ESTATE - CUL DE SAC - SOUGHT AFTER VILLAGE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - EPC RATED D - COUNCIL TAX BAND D
- SHORT WALK TO THE AVENUE NATURE RESERVE, WELL REGARDED SCHOOLS AND ALL THE VILLAGE AMENITIES
- EASY ACCESS TO THE MAIN COMMUTER ROUTES AND M1 JUNCT 29



EXCLUSIVE UPGRADED HOME - Nestled in the charming village of New Tupton, Derbyshire, this **FOUR BED** detached house on Ash Grove is a true gem waiting to be discovered. Boasting a spacious 1,379 sq ft, of stylish upgraded accommodation this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a welcoming entrance hall, cosy lounge area, ideal for relaxing after a long day. The stunning kitchen diner with integrated appliances is a focal point of the house, opening out to the conservatory with multi fuel burner, perfect for hosting family gatherings or entertaining friends or simply relaxing. The useful utility room is also a welcome addition to this floor.

The first floor has four bedrooms, three double and one single, the principal bedroom has the luxury of built in wardrobes and an ensuite bathroom, there is ample space for the whole family. The family shower room and ground floor W.C. add convenience to this lovely home.

One of the highlights of this property is the fully enclosed landscaped garden, featuring an Indian sandstone patio and decked areas. Imagine enjoying a cup of tea in the morning or hosting a barbecue in this picturesque setting.

Convenience is key with a double driveway, additional hard standing for another vehicle and a single integral garage. Located in a sought-after village, this property offers easy access to the main commuter routes and M1 Junction 29, making it perfect for those who need to travel for work.

For nature lovers, a short walk to the Avenue Nature Reserve provides a tranquil escape from the hustle and bustle of everyday life. Families will appreciate the proximity to well-regarded schools and village amenities, making this home not just a house, but a lifestyle.

Don't miss the opportunity to make this popular residential estate your new home. With its cul-de-sac location and desirable features, this property is sure to capture your heart.

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

ENTRANCE HALL/STAIR AND LANDING

The property is entered through the composite door into the welcoming hallway giving access to the stunning ground floor w.c and lounge, painted décor, radiator, solid wood flooring and uPVC window, stairs rise to the first floor having loft access, carpet, painted décor and built in storage cupboard.

GROUND FLOOR W.C/CLOAKROOM

4'10" x 4'7" (1.48 x 1.40)

The stunning ground floor w.c has a white two piece suite comprising a low flush w.c and a pedestal hand basin with chrome mixer tap and tiled surrounds, with a tiled effect flooring, panelling to the bottom and patterned wallpaper, to the top half, radiator and uPVC frosted window.

LOUNGE

13'11" x 13'0" (4.25 x 3.97)

The cosy lounge has solid wood flooring, painted décor, radiator and uPVC window with shutter blinds.

KITCHEN DINER

16'9" x 8'10" (5.17 x 2.70)

The stunning kitchen has a great range of soft close blue shaker style drawers, wall and base units with a complimentary butchers block style wooden worktop incorporating a Belfast sink and brushed stainless mixer tap, integrated induction four ring hob, oven/grill and space for an under counter fridge/freezer. The dining area has plenty of space for a 6 seater table, being open plan to the conservatory making this seamless space and making it perfect for entertaining family and friends, with painted décor, radiator, tiled effect flooring.

UTILITY ROOM

9'4" x 6'10" (2.85 x 2.10)

This useful utility room has a range of built in drawers, wall and base units with a butchers block style worktop with tiled surrounds incorporating a stainless sink with chrome mixer tap and additional high level oven, with tiled effect flooring, painted décor, radiator, uPVC window, a door leads to the garage and to the rear garden.

CONSERVATORY

10'7" x 9'2" (3.25 x 2.80)

The brick built conservatory is open plan to the kitchen diner with uPVC windows and uPVC doors leading out to the rear garden, solid wood flooring and a multi fuel burner, the perfect place to relax.

BEDROOM ONE

17'6" x 9'7" (5.34 x 2.94)

This is a double bedroom to the front aspect with built in wardrobes, carpet, radiator, painted décor with panelling and uPVC window with shutter blinds, access into the ensuite shower room.

ENSUITE BATHROOM

9'5" x 7'2" (2.89 x 2.19)

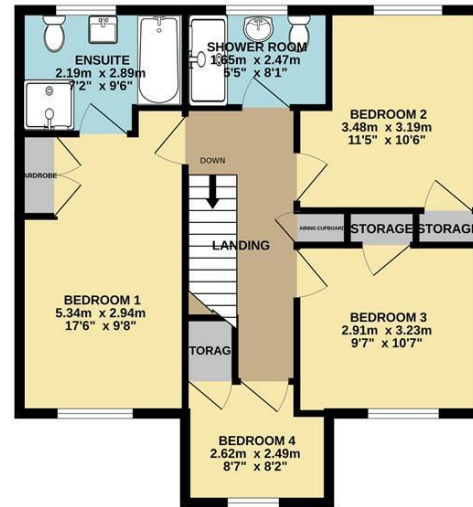
The ensuite bathroom has a shower cubicle, double ended bath, low flush w.c and ceramic sink with chrome mixer tap set into a vanity unit and a double ended bath with chrome mixer tap/hose. With vinyl flooring, painted décor, wall mounted towel radiator, inset spotlights and uPVC frosted window.



GROUND FLOOR
67.6 sq.m. (728 sq.ft.) approx.



1ST FLOOR
60.5 sq.m. (651 sq.ft.) approx.



TOTAL FLOOR AREA : 128.1 sq.m. (1379 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 TWO

11'5" x 10'5" (3.48 x 3.19)

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

BEDROOM THREE

10'7" x 9'6" (3.23 x 2.91)

This is a double bedroom to the front aspect with built in storage, carpet, radiator, painted décor and uPVC window with shutter blinds.

BEDROOM FOUR

8'7" x 8'2" (2.62 x 2.49)

This is a single bedroom to the front aspect with carpet, radiator, painted décor and arched uPVC window.

FAMILY SHOWER ROOM

8'1" x 5'4" (2.47 x 1.65)

The family shower room has a walk in double shower cubicle, low flush w.c and a wall mounted ceramic sink with chrome mixer tap. With painted décor, white washed wood effect flooring, wall mounted chrome towel radiator and uPVC frosted window.

OUTSIDE

To the front is driveway parking for two cars and an additional hard standing space for another vehicle, to the rear is a gated enclosed pleasant well manicured garden with extensive Indian sandstone patio, decked area, with well established plants and trees and an outside water tap.

SINGLE INTEGRAL GARAGE

16'4" x 9'7" (5.00 x 2.94)

The single integral garage has an up and over door, lighting and power with access from the utility room. Also includes a dog shower station with electric shower and plumbing for washing machine.

GENERAL INFORMATION

TENURE - FREEOLD

COUNCIL TAX BAND D

EPC RATED D

TOTAL FLOOR AREA - 1379.00 SQ FT/ 128.1 SQ M

LOFT

GAS CENTRAL HEATING - NEW BOILER FITTED RECENTLY

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.

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 Gazel 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 Gazel 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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