



Queen Street, Chesterfield, Derbyshire S40 4SF

- 3 (bedrooms)
- 1 (bathroom)
- 1 (garage)
- EPC D

£200,000

PINEWOOD



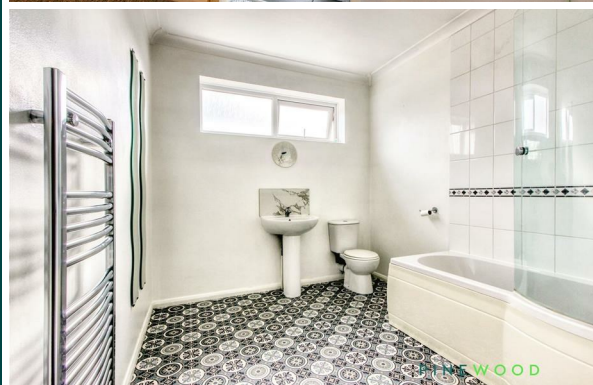
# Queen Street Chesterfield Derbyshire S40 4SF



**£200,000**

**3 bedrooms  
1 bathroom  
1 reception**

- NO CHAIN - PERFECT FOR THE FIRST TIME BUYERS OR INVESTORS
- RENOVATED FAMILY HOME - NEW DECOR, NEW CARPETS/FLOORING
- TWO RECEPTION ROOMS - TWO DOUBLE BEDROOMS - ONE SINGLE
- NEW KITCHEN FITTED 2021 WITH INTERGATED OVEN, HOB AND EXTRACTOR
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH
- ENCLOSED REAR SOUTH EAST FACING GARDEN WITH PATIO, DECKING, LAWN
- GAS CENTRAL HEATING - COMBI BOILER - UPVC DOUBLE GLAZING - EPC RATED D - COUNCIL TAX BAND A
- WALKING DISTANCE TO THE TOWN CENTRE OF CHESTERFIELD
  - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29
  - DRIVEWAY TO THE FRONT FOR TWO SMALL CARS



NO CHAIN - RENOVATED FAMILY HOME - PERFECT FOR FIRST TIME BUYERS, GROWING FAMILIES OR INVESTORS ALIKE.....

MOVE STRAIGHT IN.....Welcome to Queen Street, Chesterfield, Derbyshire- a charming end terrace house that is sure to captivate your heart! This property boasts a delightful blend of modernity and comfort, making it an ideal choice for first-time buyers , growing families or savvy investors.

Step inside to discover a beautifully renovated family home, adorned with new decor and carpets/flooring throughout. With two reception rooms, the modern gloss kitchen, fitted in 2021, features integrated appliances, ensuring convenience and style for your culinary adventures. Upstairs sees two double bedrooms, and one single bedroom, there is ample space for relaxation and entertainment. The spacious contemporary bathroom has a white suite with shower over shaped bath.

Outside, the property shines with an enclosed rear south-east facing garden, complete with a patio, decking, and a lush lawn - perfect for enjoying the sunny weather. Additionally, the driveway offers parking for up to two small cars, a rare find in this bustling part of town.

Conveniently located within walking distance to the town centre of Chesterfield, you'll have easy access to a plethora of amenities, shops, pubs and dining options. For commuters, the property provides quick and easy access to the M1 motorway junction 29, simplifying your daily travels.

Don't miss this opportunity to own a this beautiful home in Chesterfield. With its modern bathroom, spacious rooms, and prime location, this property is a true gem waiting to be discovered. Book your viewing today and envision the endless possibilities that this lovely home has to offer!

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

#### LOUNGE

11'9" x 18'3" (3.60 x 5.58)

The property is entered through the uPVC door into the spacious lounge with new grey carpet, new painted decor, two radiators, uPVC window and stairs leading to the first floor landing

#### STAIRS AND LANDING

The stairs rise from the lounge with new carpet, new painted decor.

#### DINING ROOM - 2ND RECEPTION ROOM

11'9" x 8'11" (3.60 x 2.74)

This second reception room would make an ideal dining room with new carpet, new painted decor, radiator and uPVC window.

#### KITCHEN

12'0" x 8'11" (3.68 x 2.74)

The modern gloss kitchen has a good range of drawers, wall and base units with a complimentary butchers block style worktop incorporating a composite sink with chrome mixer tap, integrated four ring gas hob, oven and extractor, with space for a tall fridge freezer and space/plumbing for a washing machine. With tiled flooring, new painted decor, radiator, uPVC window and a uPVC door leading out to the rear garden

#### BEDROOM ONE

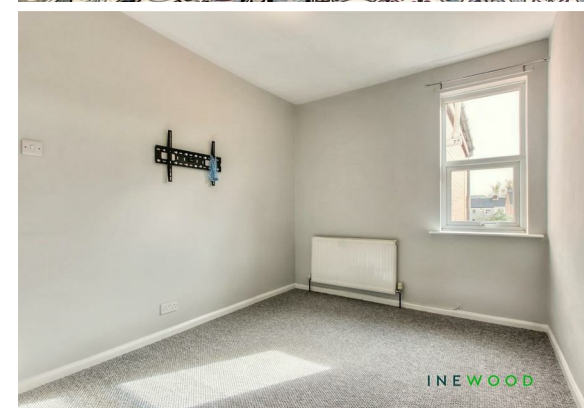
12'1" x 8'10" (3.70 x 2.71)

This is a double bedroom to the rear elevation with new carpet, new painted decor, radiator and uPVC window.

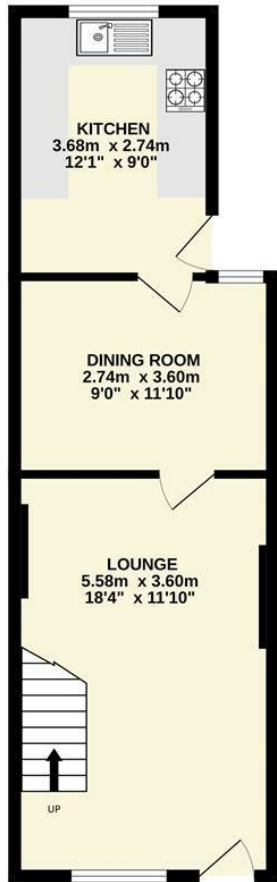
#### BEDROOM TWO

15'1" x 6'1" (4.60 x 1.86)

This is a generous bedroom to the front elevation with new carpet, new painted decor, radiator and uPVC window.



GROUND FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



1ST FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 83.7 sq.m. (900 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

11'10" x 9'1" (3.62 x 2.78)

This is a single bedroom to the front elevation with new carpet, new painted decor, radiator, uPVC window and built in wardrobe.

### BATHROOM

12'2" x 8'4" (3.72 x 2.55)

The spacious and modern bathroom has a white suite comprising a low flush w.c, pedestal hand basin with chrome taps and a shaped bath with glass screen and shower over. With decorative tiled effect vinyl flooring, wall mounted chrome radiator, built in storage cupboard housing the combi boiler and uPVC frosted window,

### OUTSIDE

The property is set back from the road via the driveway for two cars, to the rear is an enclosed peasant well established garden with lawn, patio, water feature, decking and shed.

### GENERAL INFORMATION

Tenure: Freehold

Total Floor Area: 611.00 sq ft / 56.7 sq m

Energy Performance Rating: D

Fully uPVC Double Glazing

Gas Central Heating: Combi Boiler

Loft

Council Tax Band A

### 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.

### 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.

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# PINEWOOD



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER

