



**Cowlishall Drive, Old Tupton, Chesterfield, Derbyshire S42 6LT**

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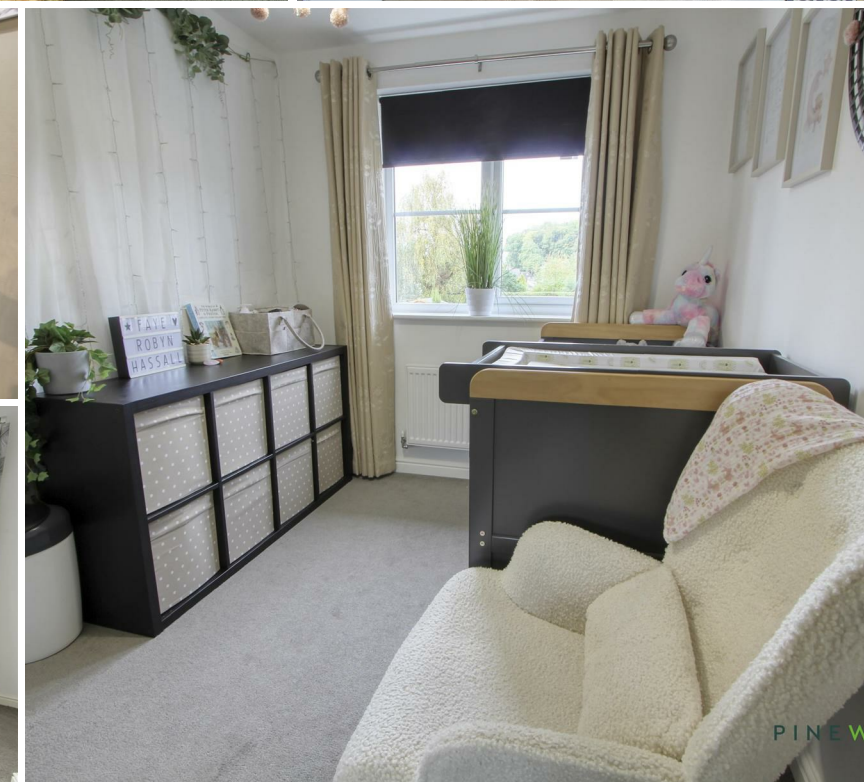
**£195,000**

**PINEWOOD**





**Cowlishall Drive  
Old Tupton  
Chesterfield  
Derbyshire  
S42 6LT**



**£195,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- MODERN TWO BEDROOM SEMI DETACHED TOWN HOUSE
- DRIVEWAY FOR ONE CAR & SINGLE GARAGE
- STYLISH KITCHEN DINER WITH UPVC PATIO DOORS LEADING OUT TO THE REAR GARDEN
- LARGE FULLY ENCLOSED REAR LANDSCAPED AND SOUTH WEST FACING GARDEN WITH LAWN AND PATIO
- MODERN FULLY TILED FAMILY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- POPULAR RESIDENTIAL ESTATE IN A VILLAGE LOCATION - CUL DE SAC
- CLOSE TO LOCAL AMENITIES & GOOD TRANSPORT LINKS - MAIN COMMUTER/BUS ROUTES
- DOWNSTAIRS W.C/CLOAKROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING - COUNCIL TAX BAND-B
- CLOSE TO THE M1 MOTORWAY - JUNCT 29





**THE PERFECT START AWAITS...** to make your first step onto the property ladder in this delightful TWO bedroom semi-detached house located on Cowlishall Drive in the popular village of Old Tupton, Chesterfield, Derbyshire. Built in 2017, the property provides the modern and practical living space you would expect with the added bonus of being situated in a desirable residential location and also on a cul de sac.

Upon entering, you are greeted by bright front facing lounge, which leads through into a modern kitchen diner with patio doors leading out to the rear garden. The stylish kitchen benefits from an integrated electric oven, four ring gas hob with extractor, space for a freestanding fridge freezer and plumbing for a washing machine. There is also space for a small dining table. Off the kitchen is a useful downstairs WC.

To the first floor is a generous double bedroom and a good size second bedroom. There is a modern fully tiled family bathroom comprising a white suite with shower over bath, ceramic sink set into a vanity unit and a low flush WC.

Outside the property benefits from a gravel driveway for one car and a single garage with lighting and power. To the rear is a fully enclosed large landscaped south west facing garden with two seating areas and a generous lawned area, perfect for the sunny days!

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

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

**HALL, STAIRS & LANDING**

Entering the property through front door into the entrance hallway with staircase leading to the first floor landing. Hallway with painted decor, lino flooring and central heating radiator. Stairs and landing with painted decor, carpet and a central heating radiator.

**LOUNGE**

15'1" x 9'11" (4.60 x 3.04)

A front facing lounge with freestanding feature fireplace. With painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window.

**KITCHEN DINER**

7'10" x 13'2" (2.41 x 4.03)

A rear facing kitchen diner with uPVC patio doors leading out to the rear garden. Comprising of white wall and base units with contrasting laminate worktop and tiled splash backs. Integrated single sink with drainer and chrome mixer tap, an electric oven, four ring gas hob and extractor, space for a tall free standing fridge freezer and plumbing for a washing machine. There is also space for a small dining table. With painted décor, one feature papered wall, laminate flooring, a central heating radiator and a rear facing uPVC double glazed window overlooking the rear garden. The kitchen also houses the combi boiler.

**DOWNSTAIRS W.C**

5'5" x 3'2" (1.66 x 0.98)

Located directly off the kitchen is a useful WC. With walk mounted sink and chrome taps and low flush WC. Painted decor, laminate flooring and a central heating radiator.

**BEDROOM ONE**

10'0" x 13'5" (3.07 x 4.10)

A front facing double bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

**BEDROOM TWO**

12'11" x 7'4" (3.95 x 2.25)

A rear facing bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

**BATHROOM**

6'7" x 5'10" (2.02 x 1.78)

A fully tiled family bathroom comprising of a tiled paneled bath with chrome mixer shower over, low flush WC and a ceramic sink with chrome mixer tap set into a vanity unit. With a rear facing uPVC double glazed window with frosted glass and a grey wall mounted towel rail.

**GARAGE**

16'10" x 8'7" (5.15 x 2.64)

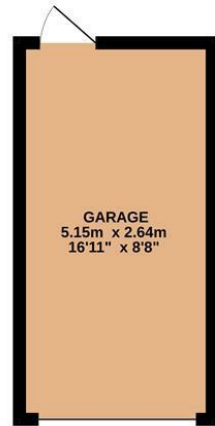
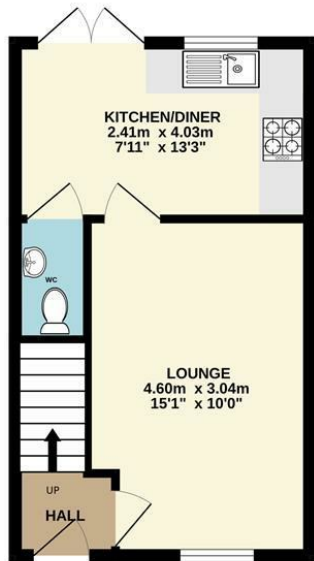
A single garage with manual up and over garage door. Benefiting from lighting and power. There is also a rear single door giving access into the rear garden.

**OUTSIDE**

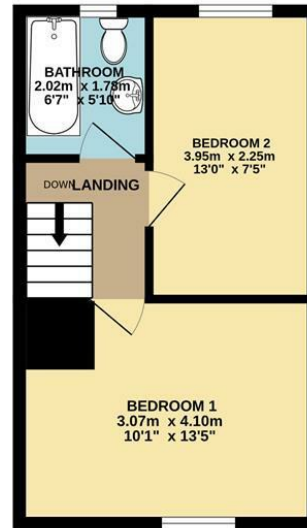
To the front is a lawned garden with a path leading up to the front door. To the side of the property is a gravel driveway for one vehicle and access to the garage. There is a side gate which gives access into the rear garden. A generous fully enclosed fenced rear garden with two separate paved seating areas and ample lawn with borders. There is the added bonus of an outside tap.



GROUND FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



1ST FLOOR  
27.3 sq.m. (294 sq.ft.) approx.



TOTAL FLOOR AREA: 69.2 sq.m. (744 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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**GENERAL INFORMATION**

Tenure: FREEHOLD  
Council Tax Band-B  
Gas Central Heating  
uPVC Double Glazing  
EPC-B  
Total Floor Area - 744.00 sq ft ( including the garage) / 69.2 sq m

**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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>97</b>	(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>		(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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