



Windmill Way, Brimington, Chesterfield, Derbyshire S43 1GR

3 1 1 EPC C

£169,950

PINEWOOD



Windmill Way Brimington Chesterfield Derbyshire S43 1GR



£169,950

**3 bedrooms
1 bathrooms
1 receptions**

- THREE BEDROOM END TOWN HOUSE
- DRIVEWAY PARKING FOR TWO CARS
- A FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- KITCHEN DINER WITH PATIO DOORS OUT TO THE REAR GARDEN
- DOWNSTAIRS WC/CLOAKROOM
- TWO DOUBLE BEDROOMS
- uPVC DOUBLE GLAZING - GAS CENTRAL HEATING
- CLOSE TO ALL THE VILLAGE AMENITIES IN BRIMINGTON
- POPULAR RESIDENTIAL LOCATION-CLOSE TO TOWN CENTRE & TRANSPORT LINKS
- COUNCIL TAX BAND-B





YOUR NEW HOME AWAITS... in this delightful THREE bedroom end town house in the popular residential location of Brimington, Chesterfield. Situated in a peaceful neighbourhood, but close to Chesterfield town centre, local supermarkets and with good transport links, this house provides everything need and more. It offers a warm and inviting atmosphere that you'll love coming back to. Whether you're a growing family or someone looking for a bit of extra space, this house has the potential to be the perfect place for you to call home.

Entering through the front door into an entrance hallway with the bonus of a downstairs WC, the ground floor accommodation comprises of a bright and spacious front facing lounge and a rear facing kitchen diner with patio doors leading out to the rear garden. The kitchen diner offers a range of wall and base units for storage along with an integrated electric oven, gas hob, extractor, space for a freestanding fridge freezer and plumbing for a dishwasher and washing machine.

To the first floor are three good size bedrooms, ensuring plenty of space for a growing family or those in need of a home office. The family bathroom provides a shower over bath, low flush WC and a sink set into a useful vanity unit.

Outside there is a fully enclosed rear garden with a low maintenance patio area and steps up to a raised lawn. The property has the added bonus of a driveway for two cars.

Don't miss out on the opportunity to make Windmill Way your new address - book a viewing today and step into your future home.

ENTRANCE HALL

6'5" x 3'10" (1.97 x 1.19)

Entering through the front door into an entrance hall with downstairs WC. Painted decor and laminate flooring.

DOWNSTAIRS WC

5'6" x 2'10" (1.70 x 0.88)

A useful WC with wall mounted corner sink and low flush WC. With painted decor, wood paneling, laminate flooring, a central heating radiator and front facing uPVC double glazed window.

LOUNGE

15'8" x 14'9" (max) (4.80 x 4.50 (max))

A bright and spacious front facing lounge with feature fireplace and staircase to the first floor. With painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window.

KITCHEN DINER

8'2" x 14'9" (2.50 x 4.50)

A rear facing kitchen diner with patio doors leading out to the rear garden. With wall and base units, sink with drainer and mixer tap, integrated electric oven and gas hob with extractor, Space for a freestanding fridge freezer, dishwasher and plumbing for a washing machine. With painted decor, laminate floor, a central heating radiator and a uPVC double glazed window overlooking the rear garden.

STAIRS & LANDING

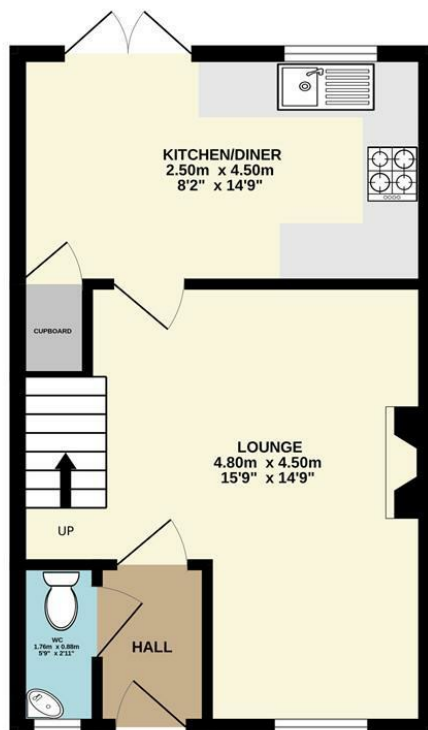
With painted decor and carpet

BEDROOM ONE

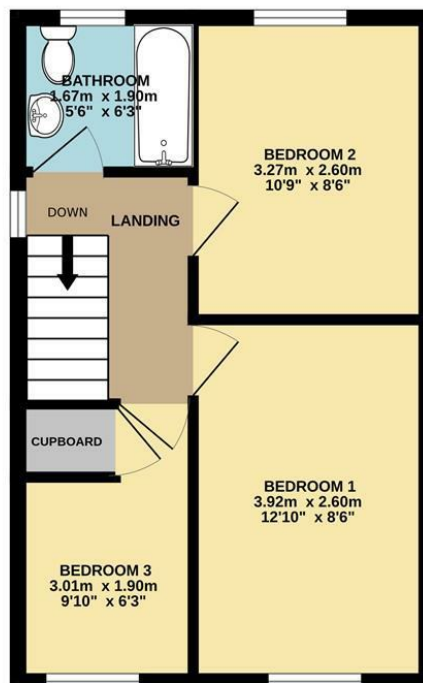
12'10" x 8'6" (3.92 x 2.60)

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

GROUND FLOOR
31.9 sq.m. (343 sq.ft.) approx.



1ST FLOOR
31.8 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA : 63.7 sq.m. (686 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

10'8" x 8'6" (3.27 x 2.60)

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

BEDROOM THREE

9'10" x 6'2" (3.01 x 1.90)

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

BATHROOM

5'5" x 6'2" (1.67 x 1.90)

A family bathroom comprising of a mixer shower over bath, sink set in a vanity unit and a low flush WC. Fully tiled with lino flooring, a central heating radiator and a rear facing uPVC double glazed window with frosted glass.

OUTSIDE

To the front of the property is a small garden. To the side is a driveway for 2 cars and a side gate leading to the rear of the property.

To the rear is a fully enclosed rear garden with a lower patio area and steps leading up to a raised lawned area.

GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band-B

Gas Central Heating

uPVC Double Glazing

EPC-C

total Floor Area- 686.00 sq ft / 63.7 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.

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		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	76		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

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

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33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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