

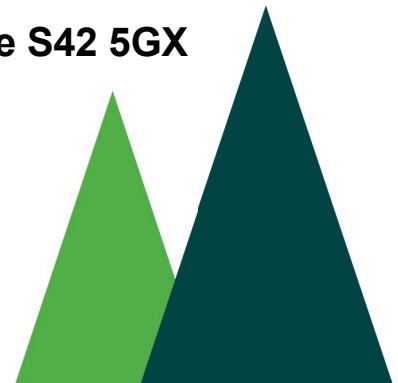
# PINEWOOD



Abbotsford Drive, Holmewood, Chesterfield, Derbyshire S42 5GX

 3  2  1  B

£225,000



**READY TO GO...**Welcome to this **THREE** bedroom semi detached 'Oakwood' property located on the new Avant development at Alma Place, Holmewood, Chesterfield. Located close to the M1 junction 29 and with schools and local amenities nearby, this property offers everything you need to to settle straight in.

The Five Pits Trail, which runs through Holmewood, is great for walkers, cyclists, pram pushers and horse riders alike. This off-road, well-surfaced route takes you to Grassmoor Country Park, Tibshelf Ponds and even through to the historic Hardwick Hall. North Wingfield, Heath and Grassmoor primary schools are also close to the development and there are a selection of secondary schools nearby too, including Tupton Hall School.

Entering the property, you are met by an entrance hallway leading through into a good size front facing lounge. To the rear is a generous open plan kitchen diner with uPVC patio doors leading out to the rear garden. This modern fitted kitchen benefits from an integrated electric oven, electric hob, extractor and fridge freezer. There is also plumbing for a washing machine and dishwasher.

To the first floor are three double bedrooms. The master bedroom also benefits from an en suite shower room. There is a modern family bathroom comprising of a mixer shower over bath, pedestal sink and WC. The property has uPVC double glazed windows throughout all with newly fitted blinds and gas central heating.

To the front, there is a driveway for two cars and also a single garage. To the rear is a fully enclosed garden with a small patio area, the rest is laid to lawn.

Do not miss out on this beautiful property, which is ready just to move straight in.

- MODERN THREE DOUBLE BEDROOM SEMI DETACHED
- 'OAKWOOD' PROPERTY ON THE NEWLY BUILT AVANT SITE
- REMAINING NHBC WARRANTY - APPROX 9.5 YEARS
- CLOSE TO LOCAL SHOPS & EXCELLENT TRANSPORT LINKS- CLOSE TO M1 JUNCTION 29
- NEWLY FITTED BLINDS THROUGHOUT
- SINGLE GARAGE & DRIVEWAY FOR TWO CARS
- DOWNSTAIRS WC, EN SUITE TO MASTER BEDROOM & FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- COUNCIL TAX BAND-B

#### ENTRANCE HALL

4'8" x 4'4" (1.43 x 1.34)

Entering through the front door into an entrance hallway with painted decor and wood effect laminate flooring.

#### LOUNGE

13'11" x 10'0" (4.25 x 3.06)

A front facing lounge with neutral painted decor, wood effect laminate flooring, a central heating radiator and a uPVC double glazed window with fitted blind.

#### KITCHEN DINER

8'3" x 18'7" (2.53 x 5.68)

A rear facing kitchen diner with patio door leading out to the rear garden. Fitted with wall and base units and laminated worktops and with a chrome sink and drainer with chrome mixer tap. Integrated electric oven, electric hob, extractor and fridge freezer and space with plumbing for a washing machine and dishwasher. There is ample space for a dining table. With neutral painted decor, wood effect laminate flooring, a central heating radiator and a rear facing uPVC double glazed window with fitted blind overlooking the rear garden.

#### DOWNSTAIRS WC

4'11" x 4'3" (1.52 x 1.30)

A useful downstairs WC located off the inner hall comprising of a low flush WC and a sink. With neutral painted decor, wood effect laminate flooring and a central heating radiator.

#### BEDROOM ONE

12'1" x 14'4" (max) (3.70 x 4.38 (max))

A generous front facing double bedroom with en suite shower room. With neutral painted decor, carpet, a central heating radiator and a uPVC double glazed window with fitted blind.

#### ENSUITE SHOWER ROOM

8'0" x 5'6" (max) (2.45 x 1.68 (max))

A useful en suite shower room comprising of a walk in shower cubicle with mixer shower, a pedestal sink and a low flush WC. Tiling to the shower and vanity area, the rest is painted decor. With lino flooring, a central heating radiator and a front facing uPVC double glazed window with obscured glass.

#### BEDROOM TWO

8'3" x 9'6" (2.54 x 2.92)

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

#### BEDROOM THREE

11'9" x 8'8" (3.60 x 2.65)

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

#### BATHROOM

7'5" x 5'6" (2.27 x 1.68)

A modern family bathroom with white suite comprising of a chrome mixer shower over bath, pedestal sink and a low flush EC. Tiling to the bath and vanity area, the rest is painted decor. With lino flooring and a central heating radiator.

#### GARAGE

An attached single garage with manual up and over garage door, power and lighting.

#### OUTSIDE

To the front of the property is a driveway for two cars and access to the single garage.

To the rear of the property is a fully enclosed garden, which can be accessed via a side gate or from the uPVC patio doors in the kitchen. With a small patio and lawn.

#### GENERAL INFORMATION

Tenure - Freehold

Council Tax Band B

EPC B

uPVC Double Glazed Windows with fitted blinds.

Gas Central Heating

Total Floor Area - 1027.00 sq ft / 95.4 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.

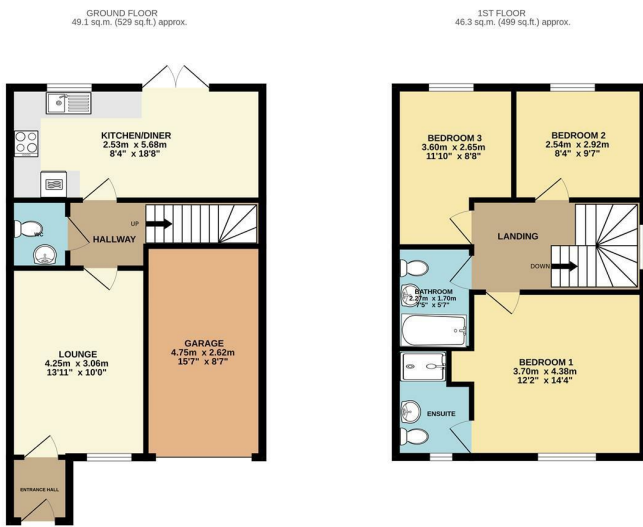
### RESERVATION AGREEMENT MAY BE AVAILABLE

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.



TOTAL FLOOR AREA - 89.4 sq.m. (1027 sq.ft.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The client shall undertake appropriate and thorough checks as well as any professional enquiries. The client shall verify the accuracy of the information and is not to be held liable for any inaccuracy or error. The client shall verify the accuracy of the information and is not to be held liable for any inaccuracy or error. The client shall verify the accuracy of the information and is not to be held liable for any inaccuracy or error.  
 Made with HomeBy.com



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

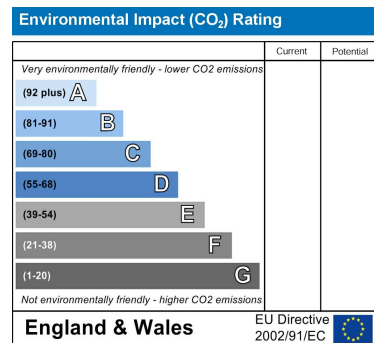
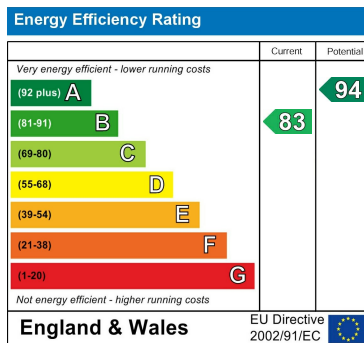
SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website



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

PINEWOOD

