



Middlecroft Road South, Staveley, Chesterfield, Derbyshire S43 3NG

3 1 2 EPC TBC

£160,000



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**3 bedrooms
1 shower room
2 receptions**

- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
- SPACIOUS CONSERVATORY TO THE REAR OVERLOOKING REAR GARDEN
- CONTEMPORARY FAMILY SHOWER ROOM WITH WHITE SUITE WALK IN SHOWER ENCLOSURE
- IDEAL FOR ACCESS TO THE M1 MOTORWAY NETWORK
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- CLOSE TO ALL THE VILLAGE AMENITIES AND WELL REGARDED SCHOOLS
- MODERN KITCHEN WITH PANTRY/STORE (USEFUL DOG HOUSE)
 - NEUTRAL DECOR, GREY CARPETS AND FLOORING
 - DRIVEWAY PARKING TO THE FRONT FOR TWO CARS
- TWO DOUBLE BEDROOMS AND ONE SINGLE - TWO RECEPTION ROOMS





IDEAL FOR THE FIRST TIME BUYER OR INVESTORS - SOLAR PANELS

Nestled in the charming Middlecroft Road South in Staveley, Chesterfield, Derbyshire, this delightful semi-detached house from the swinging 60s is a true gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers a comfortable and inviting living space for you to call home.

As you step inside, you'll be greeted by an entrance hall, lovely lounge and dining room/second reception room, modern kitchen complete with a handy pantry/store, perfect for storing your essentials or even creating a cosy retreat for your furry friend. The spacious conservatory at the rear of the house provides a tranquil spot to unwind, overlooking the well-maintained rear garden where you can enjoy the beauty of nature right at your doorstep.

Upstairs the contemporary family shower room with a sleek white suite and walk-in shower enclosure adds a touch of luxury to everyday living. With two double bedrooms and a single.

Enjoy year-round warmth and energy efficiency with the property's gas central heating, powered by an efficient combi boiler. Benefit from uPVC double glazing throughout, further enhancing energy retention, while the added solar panels contribute to eco-friendly, cost-effective living.

With parking space for two vehicles on the driveway to the front of the property, commuting is a breeze. The property's prime location offers easy access to the M1 motorway network, making travel a convenient affair. Additionally, being close to village amenities and well-regarded schools, this home is ideal for first-time buyers looking to settle down or savvy investors seeking a promising opportunity.

With neutral decor and stylish grey carpets and flooring, this property is a blank canvas awaiting your personal touch to transform it into your dream home. Don't miss out on this fantastic opportunity to own a piece of 1960s charm in a sought-after location.

HALL, STAIRS AND LANDING

Upon entering the property, you are welcomed into a spacious hallway featuring stairs that lead to the first-floor landing. This area offers convenient loft access and includes a built-in storage cupboard, providing ample space for organization.

GARDEN ROOM/CONSERVATORY

16'2" x 9'4" (4.93 x 2.87)

The current owner has added a spacious, brick-built garden room/conservatory, complete with a glass roof that invites an abundance of natural light and offers picturesque views of the rear garden. Fitted with durable uPVC doors and windows, this delightful space seamlessly blends indoor comfort with outdoor charm.

KITCHEN

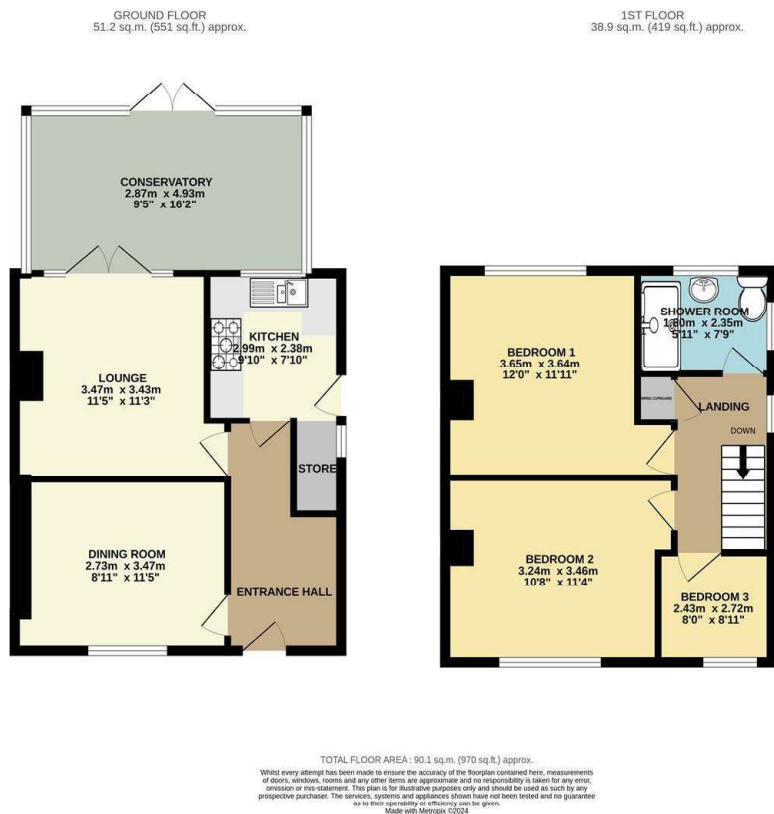
9'9" x 7'9" (2.99 x 2.38)

The modern kitchen is thoughtfully designed, offering space for a range oven with extractor, plumbing for a washing machine, and room for a freestanding fridge freezer. Equipped with an excellent selection of wall and base units, drawers, and a durable laminated worktop with an integrated sink and mixer tap, this kitchen is both stylish and functional. Additional features include a handy pantry/store (or "dog house"), a door leading to the outside, fresh painted décor, a radiator, and a uPVC window allowing for ample natural light.

DINING ROOM

11'4" x 8'11" (3.47 x 2.73)

The second reception room, located at the front of the property, is perfectly suited as a dining room. It features cozy carpeting, freshly painted décor, and a uPVC window that brings in plenty of natural light, creating an inviting space for family meals or entertaining.



LOUNGE

11'4" x 11'3" (3.47 x 3.43)

The charming lounge area boasts a stylish grey carpet, painted décor, and a radiator for added comfort. uPVC doors with glazed side panels lead seamlessly into the garden room/conservatory, creating a bright and inviting flow between indoor and outdoor spaces

SHOWER ROOM

7'8" x 5'10" (2.35 x 1.80)

The contemporary shower room, upgraded by the current owners, is fully tiled for a sleek finish and features a spacious walk-in shower enclosure, a low-flush WC, and a ceramic sink with a chrome mixer tap set into a stylish white gloss vanity unit. A wall-mounted chrome towel radiator adds warmth and convenience, while a frosted uPVC window provides privacy and natural light.

BEDROOM ONE

11'11" x 11'11" (3.65 x 3.64)

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

BEDROOM TWO

11'4" x 10'7" (3.46 x 3.24)

This is a double bedroom to the front elevation with carpet, painted décor, radiator and uPVC window.

BEDROOM THREE

8'11" x 7'11" (2.72 x 2.43)

This is a single bedroom to the front elevation with carpet, radiator and uPVC window.

OUTSIDE

At the front of the property, a private driveway accommodates two vehicles, with additional on-street parking available. The rear boasts an expansive, family-sized landscaped garden, fully enclosed for privacy and featuring a lush lawn and a generous patio area—ideal for outdoor entertaining and relaxation.

GENERAL INFORMATION

TOTAL FLOOR AREA: 970 sq ft / 90.1 sq m

TENURE: FREEHOLD

EPC RATING: TBC

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING: COMBI BOILER

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.

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