

Regents Green, Grassmoor, Chesterfield, Derbyshire S42 5FH

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£260,000

P I N E W O O D



Regents Green Grassmoor Chesterfield Derbyshire S42 5FH

£260,000

**3 bedrooms
2 bathrooms
1 reception**

- A Beautifully Presented Detached Family Home - Approx. 6 Years Builders Warranty Remaining
- Ideal Location For Access to M1 Motorway junct 29 and Main A61 Commuter Routes
- Semi Rural Area With The Five Pits Trail, Grassmoor Country Park and the Avenue Washlands Nature Reserve
 - Ensuite Shower Room and Built in Mirrored Wardrobes to Principal Bedroom
 - Rear Fully Enclosed Rear Landscaped Garden with Patio, Lawn and pagoda
 - Single Garage and Block Paved Driveway Parking For Two Cars
 - Downstairs W.C/Cloakroom and Utility Room
- Stunning Well Appointed and Equipped Kitchen Diner with integrated Oven, Hob and Extractor, Fridge Freezer and Dishwasher
 - Contemporary Family Bathroom with White Suite
- Gas Central Heating - uPVC Double Glazing - Council Tax Band C - EPC Rated B





Located on a quite cul de sac called Regents Green on this recently built popular residential estate in Grassmoor, Chesterfield, Derbyshire, this stunning detached family home is a true gem, this property offers the perfect blend of comfort and style ideal for the couple or growing family.

Built in 2021, this nearly new property spans 1,020 sq ft and comes with approximately 6 years of builders warranty remaining, providing peace of mind to the new owners. On entering the house downstairs features a porch, lovely lounge area, beautifully appointed kitchen diner equipped with integrated appliances, making it the heart of the home for family gatherings and entertaining guests. a downstairs W.C./cloakroom, and a utility room compete this floor.

Upstairs the property offers modern amenities such as an ensuite shower room, built-in wardrobes in the principal bedroom, a contemporary family bathroom and two further double bedrooms,

Step outside to the rear garden and discover a fully enclosed landscaped oasis complete with a patio, lawn, and pagoda, perfect for enjoying the outdoors in privacy. The property also includes a single garage and block-paved driveway parking for two cars, ensuring both convenience and security for the residents.

Conveniently situated for easy access to the M1 Motorway junction 29 and main A61 commuter routes, this home is ideal for those who value connectivity. Additionally, the property is surrounded by the beauty of the semi-rural area, with the Five Pits Trail, Grassmoor Country Park, and the Avenue Washlands Nature Reserve just a stone's throw away.

With gas central heating, uPVC double glazing, and an EPC rating of B, this home is as energy-efficient as it is stylish.

Don't miss the opportunity to make this house your home and enjoy the best of modern living in a charming setting. Contact us today to arrange a viewing and experience the beauty of this property for yourself.

PORCH

3'9" x 3'2" (1.15 x 0.99)

The property is accessed via a stylish composite door, leading into a welcoming porch that provides convenient access to the inviting lounge.

LOUNGE

14'8" x 11'0" (4.48 x 3.37)

This bright and spacious room features a uPVC double-glazed window to the front aspect, allowing natural light to flood the space. It offers ample room for furniture, enhanced by elegant painted décor and wooden flooring. The staircase leading to the first floor and a radiator add to the overall functionality and comfort of the room.

KITCHEN DINER

14'0" x 9'6" (4.27 x 2.91)

The kitchen is fitted with a stylish selection of modern wall and base units complemented by laminated worktops, which incorporates a stainless steel mixer tap sink unit. It features a four-ring gas hob with an extractor hood above, as well as an integrated oven, dishwasher and fridge freezer. Generously sized, the kitchen also offers ample space for dining furniture. A uPVC double-glazed window and uPVC French doors open out to the rear garden, while wood flooring and a radiator enhance the warmth and practicality of the space. An open archway leads seamlessly into the utility room

UTILITY ROOM

5'7" x 5'2" (1.72 x 1.58)

The utility room features practical base units topped with laminated work surfaces, providing space and plumbing for additional under-counter appliances. With stylish wood flooring and fresh painted décor, this space is both functional and inviting. A uPVC door opens directly to the rear garden, enhancing accessibility and convenience.

GROUND FLOOR WC

5'1" x 3'0" (1.57 x 0.92)

The modern ground floor WC features a sleek two-piece white suite, comprising a low-level WC and a stylish wash basin. Fully tiled for a contemporary finish, the space is complemented by a radiator, ensuring both functionality and elegance.

BEDROOM ONE

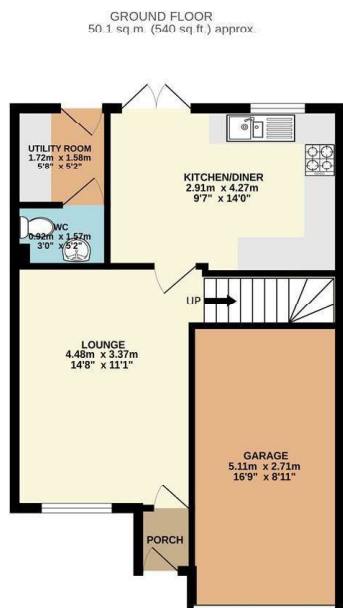
10'8" x 10'3" (3.27 x 3.14)

This inviting bedroom features a uPVC double-glazed window to the front aspect, allowing for plenty of natural light. It includes built-in mirrored wardrobes, adding a touch of elegance and functionality. The room is adorned with plush carpeting, painted décor, and a radiator for comfort, with convenient access to the ensuite shower room

ENSUITE SHOWER ROOM

6'7" x 5'4" (2.03 x 1.65)

The modern ensuite bathroom boasts a stylish three-piece suite, featuring a walk-in shower enclosure, a pedestal wash basin with a chrome mixer tap, and a low-level WC. Fully tiled for a sleek and contemporary finish, the space is further enhanced by a uPVC double-glazed window, providing privacy while allowing natural light to filter through



TOTAL FLOOR AREA: 94.8 sq m. (1020 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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

9'10" x 9'10" (3.01 x 3.00)

This spacious double bedroom is thoughtfully designed with a uPVC double-glazed window overlooking the rear aspect, ensuring plenty of natural light. It features painted décor, comfortable carpeting, and a radiator, creating a cozy and inviting atmosphere.

BEDROOM THREE

10'0" x 9'4" (3.05 x 2.86)

This double bedroom, positioned at the rear elevation, features a uPVC double-glazed window that offers views of the serene rear aspect. It boasts stylish painted décor, soft carpeting, and a radiator, providing a warm and inviting space for relaxation.

FAMILY BATHROOM

6'3" x 5'5" (1.91 x 1.66)

The contemporary bathroom features a sleek three-piece suite, comprising a panelled bath, a pedestal wash basin with a chrome mixer tap, and a low-level WC. Fully tiled for a polished finish with mirrored wall, the space is enhanced by a uPVC double-glazed obscured window, ensuring privacy while allowing natural light to brighten the room.

SINGLE GARAGE

16'9" x 8'10" (5.11 x 2.71)

The single garage is equipped with an up-and-over door for convenient access and includes both lighting and power, making it an ideal space for storage or potential workshop use.

OUTSIDE

To the front the property boasts a spacious block-paved driveway for two cars leading to an integral single garage, complemented by gated access to the rear for added convenience. The generous rear garden features a well-maintained lawn surrounded by mature planter borders, creating a vibrant outdoor space. A charming shaped patio seating area, complete with a wooden arbour, provides the perfect spot for relaxation, while fencing around the perimeter ensures privacy.

GENERAL INFORMATION

TOTAL FLOOR AREA: 1020 sq ft / 94.8 sq m (including the garage)

TENURE: FREEHOLD

EPC RATING: B

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING: COMBI BOILER
ALARM

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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