



Cornwall Drive, Brimington, Chesterfield, Derbyshire S43 1EF

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£140,000

PINEWOOD





# Cornwall Drive Brimington Chesterfield Derbyshire S43 1EF

**£140,000**

**3 bedrooms  
1 bathroom  
1 reception**

- NO CHAIN - RENOVATED THREE BED SEMI DETACHED - IDEAL INVESTMENT OR FIRST TIME BUY
  - FRONT LAWN - POTENTIAL DRIVEWAY PARKING FOR TWO CARS
  - SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
  - MODERN KITCHEN DINER WITH PANTRY/STORE
  - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE AND SINGLE BEDROOM
  - LOUNGE DINER WITH FEATRUE FIREPLACE
- POPULAR RESIDENTIAL ESTATE - CLOSE TO ALL THE VILLAGE AMENITIES
- SHORT WALK TO THE CHESTERFIELD CANAL - EASY ACCESS TO THE TOWNS OF ECKINGTON, CHESTERFIELD AND STAVELEY





## \*NON STANDARD CONSTRUCTION\*

NO CHAIN RENOVATED HOME.....This charming, newly renovated three-bedroom semi-detached home is offered with no onward chain, making it an ideal choice for first-time buyers or investors. Situated on a popular residential estate, the property enjoys close proximity to village amenities and is just a short walk from the scenic Chesterfield Canal. It also offers convenient access to the nearby towns of Eckington, Chesterfield, and Staveley.

The home boasts a modern kitchen diner with a handy pantry or storage area, a contemporary bathroom featuring a sleek white suite and a shower over the bath, and a spacious lounge diner complete with a characterful feature fireplace. Two generously proportioned double bedrooms with built-in storage are complemented by a third single bedroom, providing versatile living options.

Externally, the property benefits from a south-facing rear garden, perfect for enjoying sunny days, while the front lawn offers the potential for creating driveway parking for two vehicles. The house is equipped with gas central heating and uPVC double glazing throughout, and falls within Council Tax Band A.

Don't miss the opportunity to own this delightful home in a sought-after location.

### ENTRANCE HALL/STAIRS AND LANDING

The entrance hall creates a warm and inviting first impression, featuring a uPVC door and freshly painted décor. Practicality meets style with a built-in storage cupboard and grey wood-effect laminated flooring. A radiator ensures the space remains cozy and comfortable. Stairs rise to the landing which has a uPVC window.

### KITCHEN DINER

20'8" x 10'7" (6.30 x 3.25)

The kitchen diner offers a range of practical and stylish features, including built-in storage, good range of wall and base units with a laminated worktops. A stainless steel sink with a modern chrome mixer tap is complemented by tiled splash backs. Natural light floods the space through two uPVC windows, with a matching uPVC door providing convenient access. Freshly painted décor enhances the contemporary feel, while tiled-effect vinyl flooring adds durability and style. The room is heated by a radiator and offers ample space for a dining table, making it perfect for family meals or entertaining.

### LOUNGE

14'4" x 10'11" (4.38 x 3.33)

The lounge is a bright and inviting space, featuring laminated flooring and freshly painted décor. A uPVC window allows for ample natural light, while coving adds a touch of elegance. The room is warmed by a radiator, creating a cosy atmosphere.

### BEDROOM ONE

14'0" x 12'9" (4.29 x 3.90)

Bedroom One is a spacious double room located at the front of the property, featuring built-in wardrobes for ample storage. The room is finished with freshly painted décor, a soft carpet, and a radiator for year-round comfort.

### BEDROOM TWO

13'11" x 8'9" (4.26 x 2.68)

Bedroom Two is a generous double room situated at the rear of the property, offering picturesque views through a uPVC window. The room benefits from a built-in wardrobe, loft access, freshly painted décor, and a radiator for added comfort.

### BEDROOM THREE

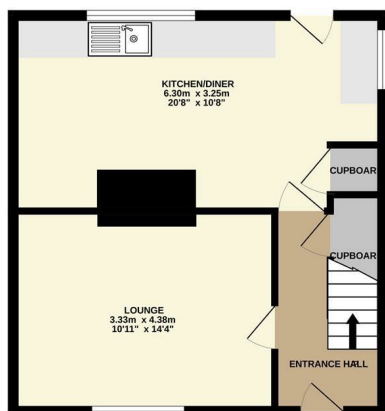
8'11" x 7'9" (2.74 x 2.37)

Bedroom Three is a well-presented space featuring freshly painted décor and a soft carpeted floor for added comfort. A uPVC window allows natural light to fill the room, while a radiator ensures a warm and cosy atmosphere.

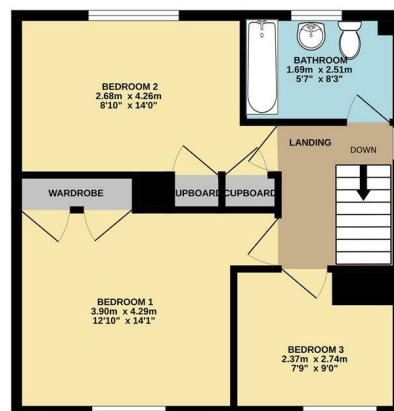




GROUND FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR  
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 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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## BATHROOM

8'2" x 5'6" (2.51 x 1.69)

The bathroom is well-appointed with tiled-effect vinyl flooring and freshly painted décor. It features a low-flush WC, a pedestal hand basin with chrome taps, and a bath with a glass screen and shower overhead. A uPVC frosted window provides privacy and natural light, while an extractor fan ensures proper ventilation. The space is completed with a radiator for comfort.

## OUTSIDE

To the rear, the tiered garden features a raised decking area, perfect for al fresco dining or entertaining. A paved patio provides additional seating options. Ample space is available for storage sheds or a potential garden workshop, offering versatility to suit your needs. To the front is a lawn which could potentially be made into driveway parking,

## GENERAL INFORMATION

TOTAL FLOOR AREA: 864 SQ FT / 80.3 SQ M

TENURE: FREEHOLD

COUNCIL TAX BAND A

uPVC DOUBLE GLAZING

GAS CENTRAL HEATING (COMBI BOILER)

## 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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