



Sawmill Mews, Tapton, Chesterfield, Derbyshire S41 7WD

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Guide Price £270,000

PINEWOOD





# Sawmill Mews Tapton Chesterfield Derbyshire S41 7WD

## Guide Price £270,000

**3 bedrooms  
2 bathrooms  
1 receptions**

- Built in 2021 And Benefitting from the Remaining Term of a 10 Year New Build Warranty,
  - **\*\*Underfloor Heating Throughout The Ground Floor\*\***
  - Ground Floor WC and Ensuite Shower Room to Principal Bedroom
  - Stylish Bathroom with White Suite with Shower Over Bath
- East Facing Enclosed Rear Garden with Patio and Lawn - Two Single Garages
- Sleek Well Stocked Kitchen Diner With Integrated Oven, Microwave, Dishwasher, Four Ring Electric Hob and Extractor
  - Lounge Area - Open Plan to the Kitchen Diner - Under Stairs Store
  - Two Doubles - One Single Bedroom - All with Space for Wardrobes
- Walking Distance to the Town Centre, College, Train Station and Canal
- Easy Access to the Main Commuter Route ( A61) and the M1 Motorway Junct 29





**\*\*GUIDE PRICE £270,000- £280,000\*\* \*\*TWO SINGLE GARAGES\*\***

Situated on the Waterside Quarter Development in the highly sought-after area of Tapton, this recently constructed Three Bed DETACHED family home with two single garages, by Avant Homes combines contemporary living with exceptional convenience, underfloor heating throughout the ground floor.

Ideally positioned, it offers excellent access to Chesterfield Railway Station, Chesterfield College, Chesterfield Town Centre, Tapton Park, and a range of local amenities, including supermarkets and charming canal-side walks.

Built in 2021 and benefitting from the remaining term of a 10-year new build warranty, this contemporary property offers an array of standout features. Highlights include two single garages, driveway parking for two cars, a convenient ground floor WC, and an ensuite shower room to the principal bedroom. The stylish bathroom features a modern white suite with a shower over the bath.

The east-facing enclosed rear garden is perfect for outdoor enjoyment, complete with a patio and lawn. There are two single garages for the convenience of parking.

The sleek, well-stocked kitchen diner boasts an integrated oven, microwave, fridge freezer, washing machine, dishwasher, four-ring electric hob, and extractor. The open-plan lounge area connects seamlessly to the kitchen diner and includes an under-stairs storage space. Accommodation comprises two double bedrooms and one single bedroom, all offering ample space for wardrobes.

Ideally located within walking distance of the town centre, the property also provides easy access to the main commuter routes, including the A61 and M1 motorway (Junction 29)

**\*\*Virtual Viewing Available - take a look around\*\***

**\*\*Please call Pinewood Properties to arrange your viewing today!\*\***

#### ENTRANCE HALL

The property is entered into the open plan hallway featuring stylish wood-effect LVT with underfloor heating and freshly painted décor, this space boasts a built-in storage cupboard, and stairs rising to the first floor. To the landing is loft access, built in cupboard, radiator and uPVC window.

#### LOUNGE

17'4" x 15'5" (5.30 x 4.70)

Featuring stylish wood-effect LVT flooring and freshly painted décor, this space boasts a built-in storage cupboard and a uPVC window for natural light. The open-plan layout seamlessly connects to the kitchen-diner, further enhanced by underfloor heating and an additional built-in storage cupboard for added convenience.

#### KITCHEN DINER

17'4" x 9'10" (5.30 x 3.00)

This stylish and functional space features wood-effect LVT flooring, modern painted décor, and stunning aluminum bi-folding doors, complemented by the comfort of underfloor heating. The kitchen is equipped with a four-ring electric hob, high-level oven, integrated microwave, fridge-freezer, dishwasher, and washing machine. A stainless steel sink with a brushed stainless tap is set against laminated worktops and brick-style tiled splash backs. The two-tone soft-close wall and base units, along with sleek drawers, offer both practicality and contemporary design. With space for a dining table and uPVC Doors leading out to the rear garden.

#### GROUND FLOOR WC

5'6" x 3'3" (1.70 x 1.00)

Showcasing wood-effect LVT flooring and part-tiled walls, this convenient space features a low-flush WC, a sleek wall-mounted ceramic sink with a chrome mixer tap, inset spotlights, an extractor fan, and the added luxury of underfloor heating.

#### BEDROOM ONE

14'1" x 10'5" (4.30 x 3.20)

Bedroom One is a comfortable double room with a rear aspect, featuring neutral carpet and fresh painted décor. The room benefits from a uPVC window offering natural light, a radiator for warmth, and ample space for wardrobes and additional storage.

#### ENSUITE SHOWER ROOM

7'6" x 3'9" (2.30 x 1.16)

The ensuite features tiled-effect vinyl flooring and is fitted with a low-flush WC and a wall-mounted ceramic sink with a chrome mixer tap. A walk-in shower enclosure adds a touch of luxury, complemented by inset spotlights and an extractor fan. The room also benefits from a wall-mounted chrome radiator and part-tiled walls, offering a sleek and modern finish.

#### BEDROOM TWO

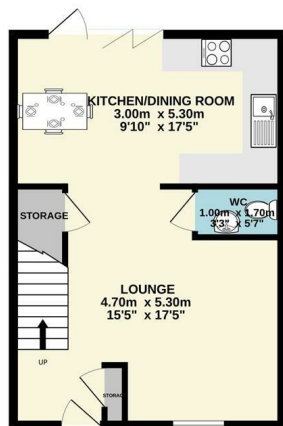
11'9" x 9'10" (3.60 x 3.00)

Bedroom Two is a spacious double room with a front aspect, featuring neutral carpet and fresh painted décor. The room is well-lit by a uPVC window and benefits from a radiator for added comfort. There is ample space for wardrobes, making it a practical and versatile room.

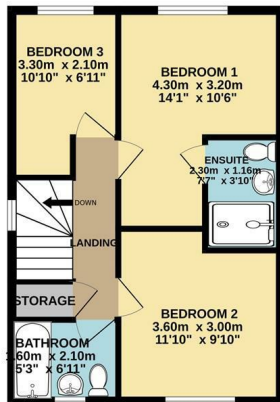




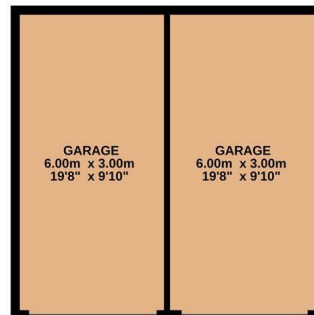
GROUND FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.

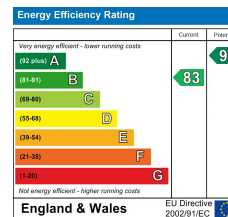


GARAGES  
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 117.5 sq.m. (1265 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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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



ESTAS  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



### BEDROOM THREE

10'9" x 6'10" (3.30 x 2.10)

A well-proportioned single bedroom located at the rear of the property, featuring neutral carpeting, tasteful painted décor, a radiator, and a uPVC window allowing for natural light.

### BATHROOM

6'10" x 5'2" (2.10 x 1.60)

The bathroom is finished with wood-effect vinyl flooring and part-tiled walls, offering a modern yet warm feel. It includes a low-flush WC, a wall-mounted ceramic sink with a chrome mixer tap, and a bath with a chrome shower over, complete with a glass screen. A UPVC frosted window ensures privacy, while a wall-mounted chrome towel radiator adds both style and functionality. The room is also fitted with an extractor fan and inset spotlights, providing a bright and fresh atmosphere.

### REAR GARDEN

The rear garden is fully enclosed, featuring a well-maintained lawn and fenced perimeter for privacy. A paved patio area provides a perfect spot for outdoor relaxation or entertaining

### TWO SINGLE GARAGES

19'8" x 9'10" (6.00 x 3.00)

Two single garages are located next to the house, perfect for parking your car or additional storage space, lighting and power.

### GENERAL INFORMATION

General - Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 1265.00 sq ft / 117.5 sq m  
Garage Total Floor area - 387 sq ft / 36.00 sq m  
Total House Floor area - 878.00 sq ft / 81.5 sq m  
Council Tax Band - C  
Tenure - Freehold  
Garages - Leasehold  
Secondary School Catchment Area - Whittington Green School  
Please note that there may be a management cost per annum

### 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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