



Cedar Street, Hollingwood, Chesterfield, Derbyshire S43 2LR

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£190,000

PINEWOOD





# Cedar Street Hollingwood Chesterfield Derbyshire S43 2LR

## £190,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW - GENEROUS POT
- ON STREET PARKING - POTENTIAL FOR DRIVEWAY PARKING TO BE ADDED
- FRONT GARDEN - ENCLOSED TIERED PRIVATE REAR GARDEN MAINLY LAID TO LAWN WITH TREE LINED VIEWS
- MODERN FITTED KITCHEN DINER WITH PANTRY/STORE AND A SEPARATE OUTBUILDING UTILITY ROOM
  - LOUNGE WITH SLIDING DOORS OUT TO THE REAR GARDEN
  - MODERN SHOWER ROOM WITH WHITE SUITE
- UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A
- POPULAR RESIDENTIAL LOCATION WITH GOOD TRANSPORT LINKS
  - RAMP ACCESS TO THE SIDE DOOR
  - STORAGE CUPBOARD TO THE HALLWAY







NO CHAIN - This is a TWO bed SEMI DETACHED BUNGALOW located on a popular residential estate in the village of Hollingwood. on the edge of the town of Staveley, only a short drive to Chesterfield and with access to the M1 Motorway (junction 30) The property is close to all the village amenities and well regarded schools.

Entering through the front door into a hallway, the property has a lounge with sliding doors leading out to the rear garden, two rear facing double bedrooms, a modern kitchen diner and a contemporary shower room. The kitchen comprises of modern fitted units, a chrome sink with drainer, a free standing gas cooker with hob and space for a free standing fridge freezer, with dining area, there is also a pantry/store cupboard for extra storage.

The fully tiled contemporary shower room comprises of a corner shower unit with mixer shower, low flush WC and pedestal sink. Outside is the added bonus of an outbuilding set up as a utility room with a sink and plumbing for a washing machine.

To the front of the property is a lawned front garden with hedges, potential to create driveway parking ,and to the rear is a tiered garden with a raised lawn and mature borders. The property is set back from the road, up several steps, however there is ramp, which provides access to the side entrance of the property.

**\*VIDEO TOUR - TAKE A LOOK AROUND\***

**\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY\***

#### ENTRANCE HALLS

Through the front composite door into the entrance hallway, with carpet and painted décor, to the side there is also a hallway with access to a store, the outside and utility/outbuilding.

#### UTILITY/OUTBUILDING

8'5" x 6'5" (2.58 x 1.97)

The utility/outbuilding has a range of unit with a contrasting laminated worktop with tiled surrounds incorporating a stainless sink with mixer tap. With space/plumbing for a washing machine, tiled flooring, fainted décor and uPVC window.

#### KITCHEN DINER

12'11" x 9'9" (3.96 x 2.99)

This modern and well-appointed kitchen diner boasts a range of drawers, wall and base units complemented by a stylish laminated worktop and tiled surrounds. A stainless steel sink with a chrome mixer tap is seamlessly integrated, alongside space for a cooker with an extractor above. The room benefits from tiled flooring, painted décor, and ample space for a dining table, creating a perfect setting for both cooking and entertaining. A radiator ensures year-round comfort, while a uPVC window allows natural light to flood the space.

#### LOUNGE DINER

15'10" x 11'5" (4.85 x 3.48)

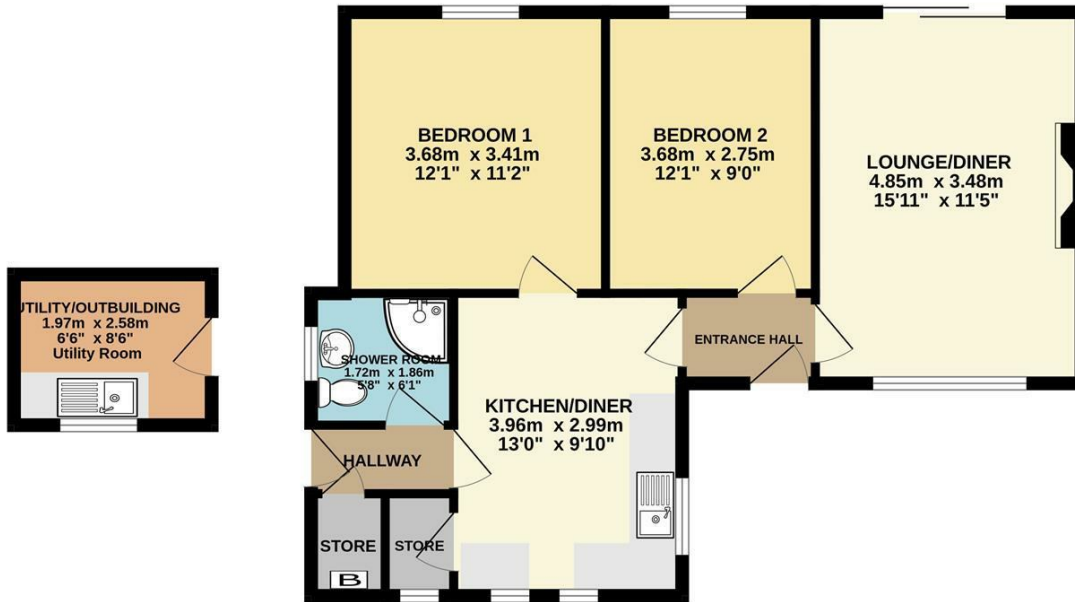
A spacious and inviting lounge diner featuring soft carpeting and neutral painted décor. A wall-mounted electric fire adds a cosy focal point, while a large uPVC window allows plenty of natural light. Sliding doors provide seamless access to the rear garden, creating a bright and airy atmosphere. A radiator ensures comfort throughout the year, making this an ideal space for both relaxation and dining.

#### BEDROOM ONE

12'0" x 11'2" (3.68 x 3.41)

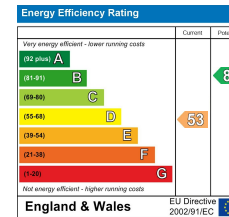
A well-proportioned double bedroom featuring plush carpeting and neutral painted décor. A large uPVC window allows for plenty of natural light, while a radiator ensures warmth and comfort. A versatile space, perfect for relaxation.

GROUND FLOOR  
65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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**BEDROOM TWO**

12'0" x 9'0" (3.67 x 2.75)

This spacious double bedroom offers a comfortable and relaxing retreat, featuring soft carpeting and neutral painted walls. A large uPVC window floods the room with natural light, while a radiator ensures the space remains cosy year-round. A versatile room, ideal for rest and relaxation.

**SHOWER ROOM**

**EXTERNAL**

To property is set on a generous plot, to the front is a garden with potential to make this onto driveway parking, and a ramp access to the side door, to the rear is access to the utility/outbuilding and a generous tiered garden with trees for privacy.

**GENERAL INFORMATION**

COUNCIL TAX BAND - A

TENURE - FREEHOLD

TOTAL FLOOR AREA - 704.00 SQ FT / 65.4 SQ M

EPC RATING - E

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

**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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