



Farmhouse Way, Grassmoor, Chesterfield, Derbyshire S42 5FN

3 2 1 EPC B

£1,250 Per Month

PINEWOOD



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£1,250 Per Month

**3 bedrooms
2 bathrooms
1 receptions**

- POPULAR RESIDENTIAL ESTATE IN VILLAGE LOCATION - CUL DE SAC
 - UTILITY ROOM AND DOWNSTAIRS W.C/CLOAKROOM
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR, DISHWASHER, FRIDGE FREEZER AND WASHING MACHINE
- ENSUITE SHOWER ROOM TO BEDROOM ONE AND BUILT IN WARDROBES
- BLOCK PAVED DRIVEWAY PARKING FOR TWO CARS - SINGLE GARAGE
 - FAR REACHING COUNTRYSIDE VIEW TO REAR
- EASY ACCESS TO THE M1 MOTORWAY - SHORT WALK TO GRASSMOOR COUNTRY PARK
- SOUTH WEST FACING FULLY ENCLOSED AND LANDSCAPED REAR GARDEN WITH LAWN AND PATIO
 - MODERN BATHROOM WITH WHITE SUITE
 - SPACIOUS LOUNGE



Welcome to the "ALDERTON" on Farmhouse Way, Grassmoor, Chesterfield, Derbyshire S42 - a charming three bed detached house that could be your next dream home! This property boasts a spacious 940 sq ft layout, perfect for comfortable living.

As you step inside, you'll be greeted by a porch area, perfect for coats, a cosy reception room, ideal for relaxing or entertaining guests. The modern kitchen diner is a highlight of this home, featuring integrated appliances such as an oven, hob, and extractor, making meal preparation a breeze. uPVC doors lead out to the rear garden- The utility room and downstairs W.C./cloakroom add convenience to your daily routine.

Upstairs sees three inviting bedrooms, two double and one single, including a the principal bedroom with an ensuite shower room and built-in wardrobes, there's plenty of space for the whole family.

One of the standout features of this property is the fully enclosed and landscaped tiered rear garden, facing south-west for plenty of sunshine. Enjoy the outdoors in your own private oasis, complete with a lush lawn and a patio for al fresco dining or simply unwinding after a long day.

Parking is a breeze with space for one vehicle in the garage and two on the driveway with the benefit of an EV charger point.

With easy access to the M1 motorway junct 29, commuting is made simple. Additionally, the short walk to Grassmoor Country Park offers a tranquil escape into nature whenever you desire. UPVC Double Glazing and Gas Central Heating.

Don't miss out on the opportunity to make this delightful property your own. Contact us today to arrange a viewing and take the first step towards calling Farmhouse Way your new address.

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

****VIDEO TOUR AVAILABLE****

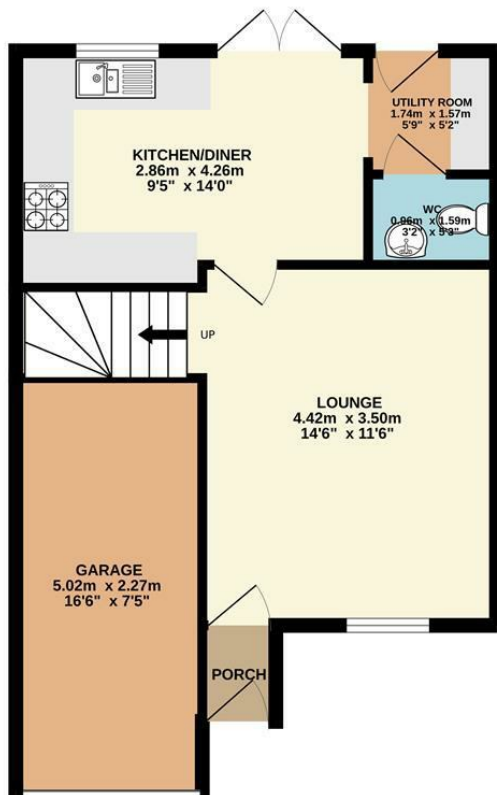
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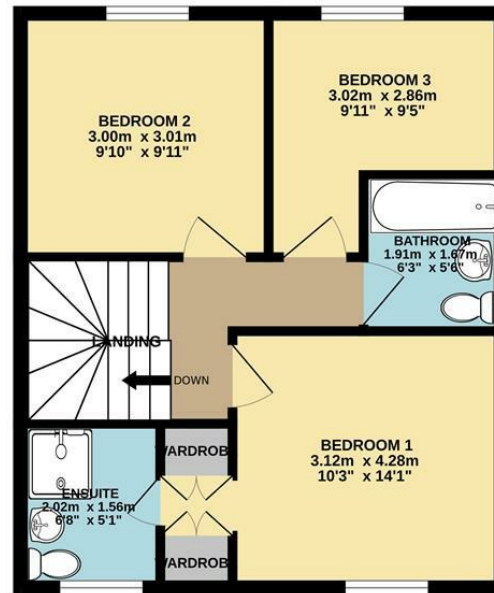
These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



GROUND FLOOR
46.5 sq.m. (500 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (940 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	93
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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