



Smith Crescent, Spital, Chesterfield, Derbyshire S41 0HW

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EPC

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£210,000

PINEWOOD





# Smith Crescent Spital Chesterfield Derbyshire S41 0HW

## £210,000

**3 bedrooms**  
**1 bathrooms**  
**1 receptions**

- Fantastic Landscaped Extensive Enclosed Rear Garden With Lawn, Decking & Patio
  - New Modern Family Bathroom With White Suite - Downstairs W.C
- Gas Central Heating & uPVC Double Glazing - Council Tax Band A - Some NEW Decor and NEW carpets
  - Three Double Bedrooms - Two Have Built in Wardrobes
  - Spacious Kitchen Diner with Breakfast Bar and Pantry/Store
    - Generous Lounge with Bay Window
    - Block Paved Driveway Parking for Two/Three Cars
- Popular Residential Estate - Sought After Suburb of Chesterfield - Head of the Cu De Sac
- Ideally Located for Access to the Main Commuter Routes and M1 Motorway Junct 29
  - Walking Distance to the Train Station, Hospital, College, Town Centre and Chesterfield Canal







Occupying a larger-than-average corner plot on a quiet cul-de-sac in the suburb of Spital, this well-maintained three-bedroom end terraced house offers 850.00 sq. ft. of well-ordered accommodation, being lovingly upgraded by the current owners. The property includes three bedrooms, a modern breakfast kitchen, a bay-windowed lounge, family bathroom, and downstairs WC, providing an ideal family home.

The welcoming entrance hall leads to the spacious lounge, which features carpeted flooring, tasteful wallpaper décor, a charming feature fireplace, and a large UPVC bay window. The stylish breakfast kitchen offers ample storage with grey shaker-style units, wood-effect laminated worktops, breakfast bar seating for four people and space for an American-style fridge freezer, washing machine, and dishwasher.

The ground floor WC is fitted with wood-effect laminate flooring and a low-flush WC. A practical rear porch with tiled flooring and built-in storage completes the ground floor.

Upstairs, Bedroom One is a spacious double room with built-in storage, while Bedroom Two is a rear facing double with feature wallpaper. Bedroom Three is a front-facing single room. The family bathroom has been updated by the current owners and is fully tiled with white suite including a bath with a glass screen and shower over.

The property benefits from an extensive, landscaped rear garden with a lawn, decking, and patio, ideal for outdoor entertaining. A block-paved driveway to the front offers parking for 2 to 3 cars.

Situated in a popular residential estate and the head of a cul de sac, the property is a short walk from Chesterfield centre, with excellent access to local shops, amenities, and highly regarded schools. Transport links are superb, with nearby bus routes, a train station, and easy access to the M1 motorway and Chesterfield Hospital.

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

#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall with carpeted flooring, a radiator, UPVC window, built-in storage cupboard, and a UPVC entrance door. The stairs and landing continue the carpeted finish and feature a built-in storage cupboard, decorative wallpaper, stylish feature panelling, and an additional UPVC window, creating a bright and characterful space.

#### LOUNGE

14'11" x 11'10" (4.56 x 3.63)

A spacious and inviting reception room featuring carpeted flooring, stylish wallpaper décor, a UPVC bay window offering plenty of natural light, and a charming feature fireplace providing a focal point to the room, the perfect place to relax!

#### BREAKFAST KITCHEN

15'3" x 10'4" (4.66 x 3.15)

The kitchen has been refitted by the current owners and is a stylish and functional space featuring tiled flooring and painted décor, complete with a breakfast bar providing seating for four. The kitchen offers ample storage with grey shaker-style wall, base, and drawer units, complemented by wood-effect laminated worktops. Additional features include space and plumbing for a washing machine and dishwasher, room for an American-style fridge freezer, a four-ring electric hob with oven and extractor, a stainless steel sink, a UPVC window, and a radiator.

#### GROUND FLOOR WC

5'9" x 3'3" (1.77 x 1.00)

Featuring wood-effect laminate flooring, painted décor, a radiator, and a low-flush WC. The space is illuminated by a UPVC frosted window, offering privacy and natural light

#### REAR PORCH AREA

A practical and welcoming space with tiled flooring, painted décor, and a UPVC door providing access. It also features a built-in storage cupboard, ideal for additional storage needs.

#### BEDROOM ONE

12'5" x 12'3" (3.80 x 3.75)

A spacious front-facing double room with grey wood-effect laminate flooring, built-in storage, UPVC window, radiator, neutral painted décor, and a feature wallpapered wall

#### BEDROOM TWO

11'1" x 9'7" (3.40 x 2.94)

A spacious double room situated to the rear, featuring stylish grey wood-effect laminate flooring, neutral painted walls with a decorative feature wall, UPVC window, radiator, coving to the ceiling, and built-in storage for added convenience

#### BEDROOM THREE

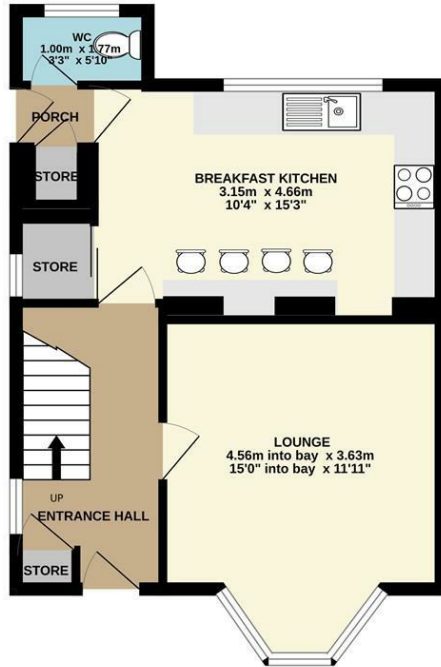
8'10" x 7'10" (2.70 x 2.39)

A front-facing single room featuring a grey carpet, neutral painted décor, UPVC window, radiator, and coving to the ceiling.

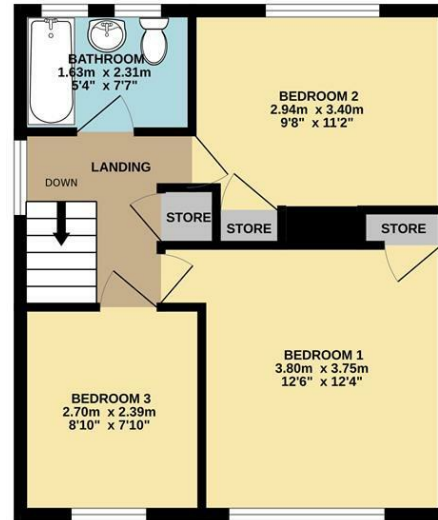




GROUND FLOOR  
40.7 sq.m. (438 sq.ft.) approx.

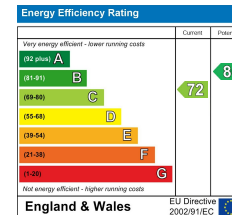


1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 78.9 sq.m. (850 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

7'6" x 5'4" (2.31 x 1.63)

The bathroom has been refitted by the current owner and finished with grey wood-effect vinyl flooring and two UPVC frosted windows allowing natural light. Features include a wall-mounted chrome towel rail, a low-flush WC, a pedestal sink with a chrome mixer tap, and a fully tiled bath with a glass screen and shower over. Loft access is also available.

## EXTERNAL

The property boasts an extensive, landscaped, and fully enclosed SOUT FACING rear garden, featuring a well-kept lawn, a stylish decking area, and a spacious patio, ideal for outdoor entertaining and featuring an outbuilding and space for a shed. To the front, a block-paved driveway offers off-road parking for 2 to 3 cars, providing both convenience and curb appeal.

## GENERAL INFORMATION

Tenure: Freehold  
Total Floor Area: 850.00 sq ft . 78.9 sq m  
EPC Rated C  
Council Tax Band A  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler  
New Roof - Remaining of the 10 Year Warranty  
shed and Summer House Included in the Sale  
Hot Tub - By Separate Negotiation

## 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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