



**Broadoaks Close, Chesterfield, S41 0EW**

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EPC

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**£190,000**

PINEWOOD





# Broadoaks Close Chesterfield S41 0EW



**£190,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Great Family Home - Some Modernisation Required
- A Shower Room - With Walk In Shower Enclosure
  - Reception Room with Built in Store
- Block Paved Driveway Parking for Two Cars to the Front
- Located in Chesterfield, On The Edge of the Town Centre
- Short Walk to the Surrounding Amenities - Close to the Canal, Train Station and College
- Easy Access to the Main Commuter Routes and M 1 Motorway
  - Popular and Quiet residential Estate
- Gas Central Heating - uPVC Double Glazing - Council Tax Band A
  - Rear Enclosed Garden With Patio, Lawn and Shed





NESTLED IN THE CHARMING AREA OF BROADOAKS CLOSE, CHESTERFIELD, THIS DELIGHTFUL END-TERRACE HOUSE OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. AN OPPORTUNITY NOT TO BE MISSED...

Spanning an inviting 796 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout, with built in storage.

The property boasts a well-appointed shower room, ensuring that all your daily needs are met with ease. The kitchen is the focal point in homes of this nature, offering ample opportunity for culinary creativity and space for a dining table.

Outside, you will find block paved driveway parking available for two vehicles, adding to the convenience of this lovely home. To the rear is an enclosed landscaped garden with lawn, patio and shed. The location in Chesterfield is particularly appealing, with local amenities, schools, and parks within easy reach, making it a desirable area for families and professionals alike.

In summary, this end-terrace house on Broadoaks Close presents a wonderful opportunity for those looking to settle in a friendly community. With its three bedrooms, spacious reception area, and practical parking, it is a property that promises both comfort and functionality. Do not miss the chance to make this charming house your new home.

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

**\*\*Call Pinewood Properties for more information and to book a viewing\*\***

#### LOUNGE

11'1" x 16'9" (3.39 x 5.11)

This lovely room has a huge amount of space, feature fireplace and a fitted carpet, completed by the large uPVC window and central heating radiator beneath it.

#### KITCHEN / DINER

12'11" x 13'4" (3.94 x 4.08)

The kitchen/diner features laminate flooring, laminate worktops and striking red tiled splash back creating a unique and spacious room, perfect for entertaining guests or feeding the family. It also features a sink and drainer, space for a dishwasher and a large uPVC window overlooking the front.

#### BEDROOM 1

12'11" x 10'2" (3.94 x 3.11)

The principal bedroom features a lovely fitted carpet, a central heating radiator and a uPVC window.

#### BEDROOM 2

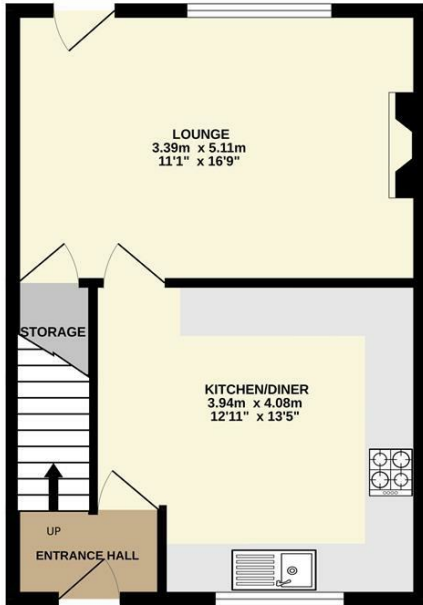
11'1" x 10'2" (3.38 x 3.11)

The second bedroom is a double bedroom, featuring a fitted carpet, central heating radiator and a UPVC window overlooking the rear of the property.

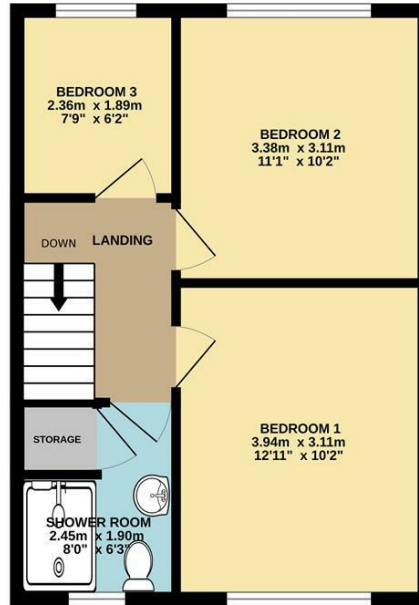




GROUND FLOOR  
36.8 sq.m. (396 sq.ft.) approx.



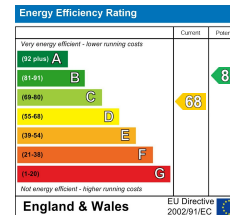
1ST FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA: 74.0 sq.m. (796 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 is given as to their operability or efficiency can be given.

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### BEDROOM 3

7'8" x 6'2" (2.36 x 1.89)

The smallest room is a single bedroom featuring a fitted carpet, central heating radiator and a uPVC window.

### SHOWER ROOM

8'0" x 6'2" (2.45 x 1.9)

The shower room features a pedestal hand wash basin, a toilet, uPVC window with opaque glass and a unique walk in shower that has to be seen.

### GENERAL INFORMATION

EPC: TBC

COUNCIL TAX BAND: A

TOTAL FLOOR AREA: 74.0 sq.m. (796 sq.ft.)

UPVC DOUBLE GLAZING

TENURE; FREEHOLD

GAS CENTRAL HEATING

### A RESERVATION AGREEMENT MAYBE 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.

Mansfield branch  
24 Albert Street  
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



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