



Chestnut Drive, Hollingwood, Chesterfield, Derbyshire S43 2LZ

3

1

1

EPC

£190,000

PINEWOOD



Chestnut Drive Hollingwood Chesterfield Derbyshire S43 2LZ

£190,000

**3 bedrooms
1 bathrooms
1 receptions**

- Ideal for the First Time Buyers , Investors or Those Looking to Downsize
- Stylish Kitchen with Breakfast Bar Seating For Three and Integrated Oven, Hob Extractor, Fridge, Freezer, Dishwasher and Washing Machine
- Ground Floor WC and Sleek Family Bathroom with White Suite and Shower Over Bath
 - Panoramic Views to the Rear - Enclosed Rear Garden with Lawn and Patio
- Driveway for Two Cars to the Side of the Property and On Street Parking is Also Available
- Two Double Bedrooms and One Single - Built in Wardrobes to Bedroom Two to Rear
- Gas Central Heating (Combi Boiler) - uPVC Double Glazing - Council Tax Band A
 - Head of a Quiet Cul De Sac on a Popular Residential Estate
 - Close to the Chesterfield Canal for Walks
- Close to Main Commuter and Bus Routes and Access to Chesterfield and Staveley Town Centres and Access to the M1 Motorway





Beautifully Presented Three-Bedroom Family Home with Stunning Views and Stylish Interiors

Nestled in a peaceful cul-de-sac with panoramic far-reaching views to the rear, this immaculately presented home offers spacious and versatile living across two floors. Boasting a modern, high-quality finish throughout, the property is ideal for first time buyers, investors, couples, families or professionals seeking a home in a well-connected location.

You're welcomed into a bright entrance hallway with access to a modern ground floor WC and the stylish kitchen, with stairs rising to the landing. The stunning kitchen features a breakfast bar with seating for three, a mix of contemporary unit styles, and integrated appliances including an oven, hob, extractor, fridge, freezer, washing machine, dishwasher, and a sink with drainer and chrome mixer tap.

The spacious living room is beautifully decorated, with carpeted flooring, a radiator, and uPVC doors that open out to the rear garden, plus a built-in storage cupboard.

Upstairs, the property offers three well-proportioned bedrooms.

Bedroom One is a double to the front aspect, with carpeted flooring, a radiator, a uPVC window, and space for wardrobes.

Bedroom Two is also a double and benefits from built-in wardrobes, painted décor, and stunning panoramic views to the rear.

Bedroom Three is a single room to the rear, ideal as a nursery, office, or guest room, with carpet, radiator, and uPVC window.

The modern bathroom is sleek and stylish, fitted with a white suite including a bath with shower over, and complemented by a built-in storage cupboard for added convenience.

To the side, a driveway offers off-road parking for two vehicles. The fully enclosed south-facing rear garden is mainly laid to lawn with a patio area—perfect for entertaining or relaxing while taking in the impressive open views.

Please call **PINEWOOD PROPERTIES** to arrange your viewing!

ENTRANCE HALL/STAIRS AND LANDING

The property is entered via a welcoming hallway that provides access to the ground floor WC and kitchen, with stairs leading to the landing which offers access to the loft.

KITCHEN DINER

13'6" x 11'6" (4.13 x 3.52)

This stunning kitchen features a breakfast bar with seating for three and a stylish mix of two-toned kitchen units. It comes fully equipped with integrated appliances including an oven, hob with extractor, fridge, freezer, washing machine, dishwasher, sink with drainer, and a chrome mixer tap—blending functionality with modern design.

LIVING ROOM

14'7" x 11'3" (4.46 x 3.43)

A spacious and inviting living room featuring a built-in storage cupboard, carpeted flooring, painted décor, and a radiator. uPVC doors open out to the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

GROUND FLOOR WC

4'7" x 3'3" (1.42 x 1.00)

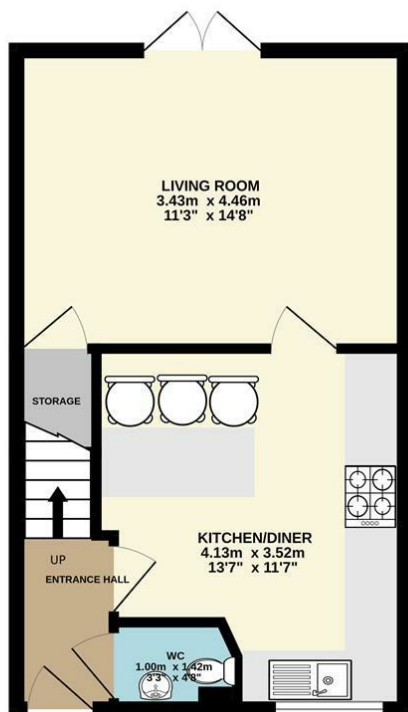
BEDROOM ONE

12'7" x 7'10" (3.84 x 2.40)

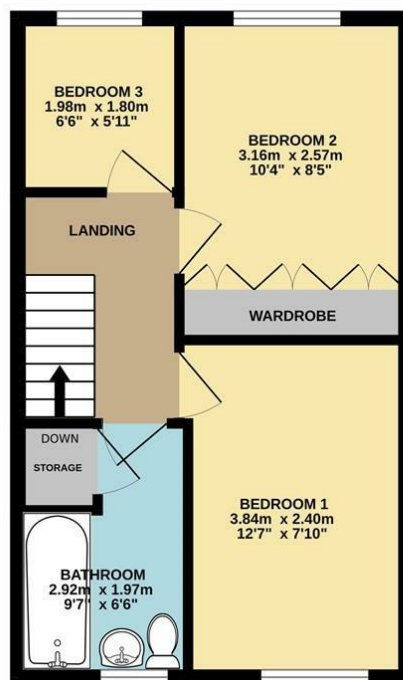
A generously sized double bedroom to the front aspect, featuring carpeted flooring, a uPVC window, radiator, and ample space for wardrobes—offering both comfort and practicality.



GROUND FLOOR
33.8 sq.m. (364 sq.ft.) approx.



1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 67.7 sq.m. (729 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

BEDROOM TWO

10'4" x 8'5" (3.16 x 2.57)

A double bedroom to the rear aspect enjoying lovely far-reaching panoramic views. Features include built-in wardrobes, a uPVC window, radiator, carpeted flooring, and painted décor—creating a bright and comfortable space.

BEDROOM THREE

6'5" x 5'10" (1.98 x 1.80)

A single bedroom to the rear aspect, featuring carpeted flooring, painted décor, a uPVC window, and a radiator—ideal as a child's room, home office, or guest space.

BATHROOM

9'6" x 6'5" (2.92 x 1.97)

A modern, sleek bathroom featuring a white suite comprising a bath with shower over, and a built-in storage cupboard. Stylishly finished, this space combines functionality with contemporary design.

EXTERIOR

To the side of the property is a driveway providing off-road parking for two cars. The fully enclosed rear garden is mainly laid to lawn with a patio area—ideal for outdoor dining—offering lovely panoramic views over the surrounding area.

GENERAL INFORMATION

Tenure: Freehold

Total Floor Area: 729.00 sq ft / 67.70 sq m

Council Tax Band A

Gas Central Heating (Combi Boiler)

uPVC Double Glazing

EPC Rating : TBC

DISCLAIMER

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 appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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