



Norfolk Avenue, Grassmoor, Chesterfield, Derbyshire S42 5DZ

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EPC

C

£220,000

PINEWOOD



Norfolk Avenue Grassmoor Chesterfield Derbyshire S42 5DZ

£220,000

**3 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - SUITABLE FOR FIRST TIME BUYERS, INVESTORS AND GROWING FAMILIES
 - SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR
 - GARDENS TO THREE SIDES - PATIO - LAWN - RAISED PONDS - SHED
 - KITCHEN DINER WITH PANTRY/STORE
- POPULAR RESIDENTIAL ESTATE - CLOSE TO ALL THE VILLAGE AMENITIES
 - CLOSE TO THE GRASSMOOR COUNTRY PARK FOR WALKS
 - EASY ACCESS TO THE M1 MOTORWAY AND MAIN COMMUTER ROUTES
- GAS CENTRAL, HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
 - ENTRANCE PORCH - SPACIOUS LOUNGE



NO CHAIN - DETACHED FAMILY HOME SET ON A GENEORUS PLOT

This is a THREE bed detached house located on a generous wrap around plot on a quiet street in a popular residential estate, close to local village amenities, shops, schools and Grassmoor Country Park and Five Pits trail for walks. With easy access to the M1 motorway, main commuter routes and the towns of Clay Cross and Chesterfield.

Comprising an entrance porch, spacious lounge and modern kitchen diner with pantry/store to the ground floor, to the first floor is the modern family bathroom with white suite with shower over bath, two double bedrooms and one single. There are landscaped enclosed gardens to three sides with mature trees, lawn, patio, shed and raised ponds. With uPVC Double Glazing, Gas Central Heating via a combi Boiler and Alarm. The property features a detached single detached garage and driveway parking for one car.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

Please call Pinewood Properties to arrange your viewing!

Porch

A welcoming entrance porch featuring uPVC windows and a matching front door, providing a bright and secure entryway. Finished with fitted carpet for comfort underfoot, creating an ideal space for coats and shoes.

Lounge

16'1" x 11'3" (4.92 x 3.43)

A bright and stylish lounge featuring a full-length uPVC window that floods the room with natural light. Finished with modern grey carpeting and fresh painted décor, complemented by a striking feature wallpapered wall. A wall-mounted radiator provides warmth, creating a comfortable and contemporary living space.

Kitchen Diner

16'1" x 9'5" (4.91 x 2.88)

A well-proportioned kitchen diner featuring contemporary grey wall and base units with a laminated worktop. Includes a slot-in cooker with extractor hood above, stainless steel sink with chrome mixer tap, and designated space with plumbing for a washing machine.

Additional space available for an under-counter fridge freezer. A built-in storage cupboard/pantry houses the combi boiler. The room benefits from natural light through a uPVC window, uPVC French doors leading to the garden, and a separate uPVC door for external access

Bathroom

8'8" x 6'5" (2.66 x 1.96)

A well-appointed bathroom featuring tiled-effect vinyl flooring and part-tiled walls. Includes a white suite comprising a low flush WC, pedestal wash basin with chrome taps, and a panelled bath with chrome mixer tap, handheld hose, and overhead shower. Enhanced by inset spotlights, a wall-mounted chrome towel radiator, and a frosted uPVC window for both privacy and natural light.

Bedroom One

11'4" x 9'6" (3.47 x 2.92)

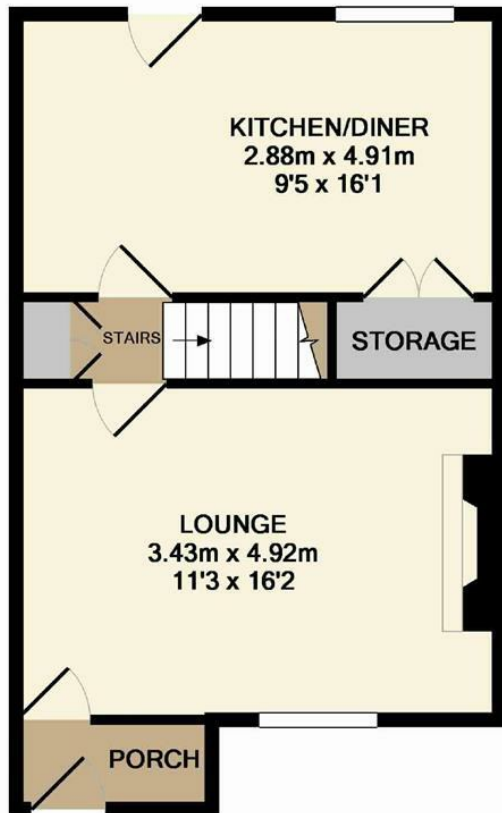
A spacious front-facing double bedroom, beautifully presented with modern grey carpet and neutral painted décor. Features a large uPVC window allowing plenty of natural light, along with built-in wardrobes and additional storage for convenience.

Bedroom Two

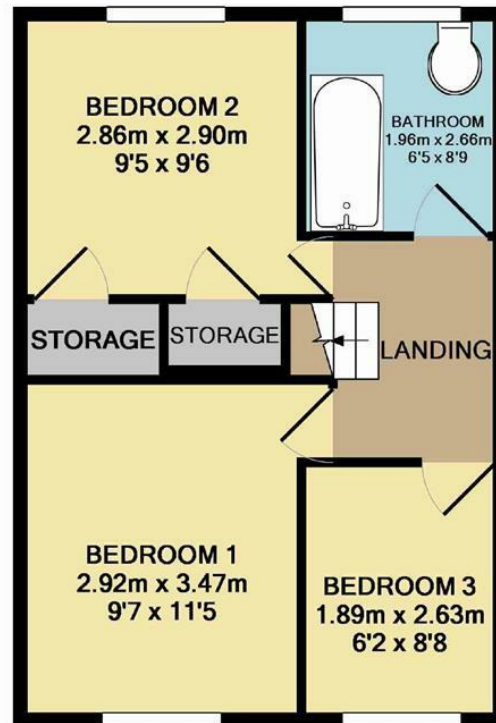
9'6" x 9'4" (2.90 x 2.86)

A bright and airy rear-facing double bedroom, finished with modern grey carpet and neutral painted décor. A uPVC window provides plenty of natural light, while a wall-mounted radiator ensures year-round comfort.





GROUND FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(399 SQ.FT.)

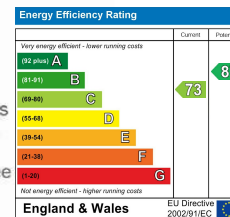


1ST FLOOR
APPROX. FLOOR
AREA 35.0 SQ.M.
(377 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.1 SQ.M. (776 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Three

8'7" x 6'2" (2.63 x 1.89)

A front-facing single bedroom featuring a full-length uPVC window that fills the room with natural light. Stylishly finished with grey carpet, neutral painted décor, and a striking feature wallpapered wall, this room offers a cosy and contemporary space—ideal as a child's bedroom, home office, or nursery.

Exterior and Gardens

The property boasts generous outdoor space with gardens to the front, side and rear, fully enclosed to the side and rear for privacy. The rear garden features a patio area ideal for outdoor dining, well-maintained lawn sections, and ornamental raised ponds adding character and charm. A single brick-built single garage and driveway provide off-street parking for one car. The front garden is laid to lawn with mature trees and a pathway leading to the entrance, offering a welcoming first impression.

General Information

Tenure - Freehold

Council Tax Band B

EPC Rated C

Gas Central Heating - Combi Boiler

uPVC Double Glazing

Total Floor Area - 776.00 sq ft / 72.1 sq m

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 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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