



**Chapel Road, Grassmoor, Chesterfield, Derbyshire S42 5EL**

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**Guide Price £140,000**

**PINEWOOD**





# Chapel Road Grassmoor Chesterfield Derbyshire S42 5EL

## Guide Price £140,000

**2 bedrooms**  
**1 bathrooms**  
**2 receptions**

- Ideal for the First Time Buyers, Investors and Those Looking to Downsize
  - Two Double Bedrooms with Space for Wardrobes in Both Bedrooms
  - Upgraded to a Very High Standard Throughout
- On Street Parking Available to the Front of the Property - Rear Enclosed Courtyard with Built in Store
  - Spacious 793 sq ft area - Versatile Accommodation
- Village location - Close To All The Amenities - Country Park, Avenue Nature Reserve and Five Pits Trail
  - Close to the Towns of Chesterfield and Clay Cross
  - Ground Floor WC
- Stunning Upgraded Bathroom with Shower Enclosure and Freestanding Bath and Black Finishing's
- Easy Access to the Main Commuter Routes and M1 Motorway Junct 29





JUST MOVE IN - IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR THOSE LOOKING TO DOWNSIZE

**NEW DECOR THOUGHTOUT** - Nestled in the village of Grassmoor, this delightful upgraded mid-terrace home on Chapel Road offers a perfect blend of character and modern versatile living, being upgraded by the current owners to a very high standard.

Spanning an impressive 793 square feet, this residence features an inviting lounge and through to the well equipped kitchen diner, ideal for both relaxation and entertaining guests. There is the useful addition of a ground floor WC. The well-proportioned and versatile layout ensures that each space is filled with natural light, creating a warm and welcoming atmosphere throughout.

Upstairs the property comprises two double bedrooms, providing ample room for rest and personal space. The stunning bathroom has a freestanding bath and shower enclosure, with sleek black finishings. To the front on street parking is available and to the rear is an easily maintained enclosed courtyard with outside store.

With its prime location in the heart of the village of Grassmoor, residents can enjoy the benefits of a friendly community while being just a short distance from Chesterfield and Clay Cross vibrant town centres. Local amenities, country parks, Five Pits Trail, and well regarded schools are within easy reach, whilst main commuter routes and M1 motorway are close by making this home an excellent choice for couples, small families and individuals alike.

This charming mid-terrace house is a wonderful opportunity for those looking to embrace the character of a period property while enjoying the comforts of modern living. Don't miss the chance to make this lovely house your new home.

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

Please call Pinewood Properties to arrange your viewing today!

#### Lounge

11'8" x 12'3" (3.55m x 3.73m)

This well-proportioned lounge offers a cosy and inviting space, centred around a modern wall-mounted electric fireplace set into a textured feature wall, with radiator, new painted décor and new carpet, arranged to make the most of the natural light pouring in through the front UPVC window beside the entrance door, creating a comforting living area.

#### Dining Room

8'7" x 12'3" (2.61m x 3.74m)

Leading from the lounge, the dining room is a bright, fresh area designed for comfortable family meals. It features a tiled floor, with an electric fireplace inset into a striped feature wall that adds a contemporary touch. This room benefits from a good flow into the kitchen, making it easy to serve and entertain.

#### Kitchen

12'1" x 6'9" (3.69m x 2.07m)

The well equipped kitchen is compact yet efficiently laid out, with a modern feel accentuated by sleek black appliances including an integrated oven. Light walls and a uPVC window above the sink provide a bright working space. The kitchen features a black sink and mixer tap, a built-in hob, and plenty of storage units, making good use of the available space.

#### Ground Floor WC

3'10" x 5'10" (1.16m x 1.79m)

A practical ground floor WC is tucked at the rear of the dining room, fitted with a white basin and toilet. The space benefits from neutral tiling and a window for natural light, offering convenience without compromising on style.

#### Stairs and Landing

The stairs feature a new carpet, the landing is a simple, practical space with light walls and wood-effect flooring. It leads directly from the stairway accessing the first floor and provides access to the bedrooms and bathroom.

#### Bedroom 1

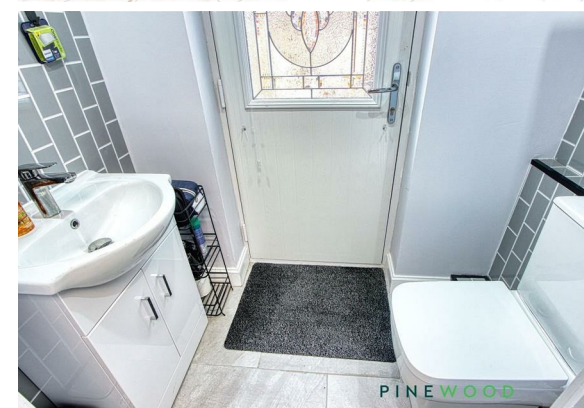
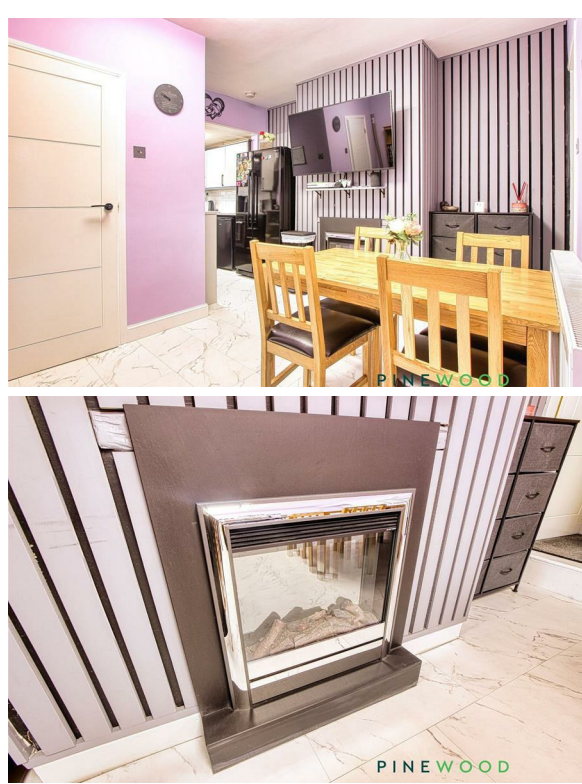
11'0" x 12'3" (3.36m x 3.73m)

Bedroom 1 is a double room to the front aspect with wood-effect flooring and soft pastel walls, radiator and UPVC window, with space for a wardrobe, with a ceiling fan overhead ensuring comfort.

#### Bedroom 2

15'0" x 12'2" (4.56m x 3.72m)

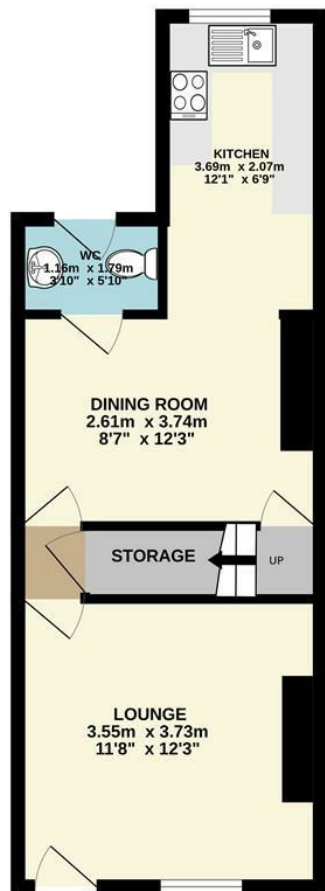
Bedroom 2 is a spacious double room with a UPVC window letting in plenty of light, wood-effect flooring, radiator and soft lilac painted walls. Space for a wardrobes, it offers a flexible and comfortable space.





GROUND FLOOR  
34.3 sq.m. (369 sq.ft.) approx.

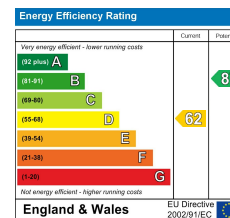
1ST FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 73.7 sq.m. (793 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

8'2" x 6'9" (2.50m x 2.05m)

The first floor bathroom is a modern sleek, smartly designed space clad in marble-effect tiling. It features a freestanding bath, a walk-in shower enclosure with a rain shower head, a low flush toilet, and a sink with vanity storage beneath. A UPVC window adds to the light and airy atmosphere, complemented by black fittings and a heated towel rail.

#### Cellar

The cellar has complete damp proofing - Tanking, re-plastering, re-painting, new floor, laminate flooring & new light fitting

#### Exterior

The front, side passageway and rear courtyard were paved in 2020 - The enclosed rear courtyard is a well-maintained, private outdoor space featuring a paved patio area, gravel borders, outside tap, ideal for outdoor dining or relaxing. The garden is bordered by a mix of wooden fencing and brick walls, with decorative gravel beds adding low-maintenance appeal. A wooden shed with power and lighting offers additional storage. To the front on street parking is available.

#### General Information

Gas Central Heating - Combi Boiler Maxi - Installed 09/11/2019 (7 years warranty) - Under warranty until 08/11/2026

uPVC Double Glazing

Tenure - Freehold

Council Tax Band A - North East Derbyshire District Council

Total Floor Area - 793.00 sq ft / 73.7 sq m

EPC Rated D

Security Lighting to the Side passageway

Loft - Lighting, Insulated with Pull Down Ladder

New Internal Doors Throughout

#### 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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