



Laver Drive, Tapton, Chesterfield, Derbyshire S41 7WA

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EPC

B

Guide Price £150,000

PINEWOOD



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**2 bedrooms
2 bathrooms
1 receptions**

- BUILT BY AVANT HOMES IN 2023, THIS UPGRADED CORNER APARTMENT BENEFITS FROM A 10-YEAR BUILD WARRANTY AND BOASTS AN UPGRADED SPECIFICATION THROUGHOUT.
 - PERFECT FOR THE FIRST TIME BUYER, INVESTOR OR COUPLE
 - ALLOCATED PARKING SPACE AND ACCESS TO AN ADDITIONAL VISITOR SPACE
 - OPEN PLAN LIVING - MODERN WELL EQUIPPED KITCHEN/LOUNGE/DINER
 - JULIET BALCONY - PANORAMIC VIEWS OVER THE CANAL AND CHESTERFIELD
- SLEEK MAIN BATHROOM WITH WHITE SUITE - CONTEMPORARY ENSUITE SHOWER ROOM TO PRINCIPAL DOUBLE BEDROOM
- WALKING DISTANCE TO THE TRAIN STATION, CHESTERFIELD TOWN CENTRE & KEY TRANSPORT LINKS TO SHEFFIELD
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 - TAPTON PARK AND CANAL FOR WALKS
- TWO DOUBLE BEDROOMS WITH NEWLY FITTED CARPETS, ONE WITH FITTED WARDROBES
- LARGE STORE ROOM - GAS CENTRAL HEATING (COMBI BOILER) - UPVC TRIPLE GLAZING - COUNCIL TAX BAND A - SECURE FOB ENTRY



GUIDE PRICE £150,000-£160,000

NO CHAIN – PANORAMIC VIEWS – UPGRADED CORNER APARTMENT

Situated in the highly sought-after Waterside Quarter Development on Laver Drive, Tapton, this stunning and upgraded second-floor corner apartment offers stylish, contemporary living with breathtaking views over Chesterfield and Canal. Built in 2023 and presented in immaculate condition, this nearly-new home extends to approx. 690 sq. ft. and is perfectly suited to professionals, couples, investors or first time buyers.

Step inside and you are welcomed by a generous hallway with a large built-in storage cupboard. The heart of the home is the open-plan dual aspect lounge, kitchen, dining area, designed with both relaxation and entertaining in mind. Featuring high-specification integrated appliances, sleek cabinetry, and ample space for dining, the room is bathed in natural light thanks to a Juliet balcony that showcases panoramic canal views.

The principal bedroom is a spacious retreat with new carpet and a beautifully appointed en-suite shower room, fully tiled and fitted with a modern white three-piece suite. The second bedroom benefits from full-length built-in wardrobes, making it an ideal dressing room, guest room, or home office. A contemporary family bathroom completes the internal accommodation.

Further features include triple glazing, gas central heating via a combi boiler, and allocated parking, with additional visitor spaces available.

The location is second to none – just a short distance from Chesterfield Train Station, Chesterfield College, and the bustling town centre, while enjoying easy access to Tapton Park and a wealth of local amenities.

With an EPC Rating of B and Council Tax Band A, this property combines energy efficiency with modern convenience.

This is a truly exceptional apartment in a desirable waterside setting – and with no onward chain, it's ready to move into straight away.

Call Pinewood to arrange a viewing - don't forget to view the video!

Entrance Hallway

Finished with wooden laminate flooring and painted décor, this area features a security telecom entry system, radiator and a large built-in storage cupboard, providing practical and versatile space.

Store Room

6'6" x 4'8" (1.99 x 1.44)

A generous store room located off the entrance hall, finished with laminate flooring and painted décor, providing ample space for storage or versatile use as a laundry area.

Kitchen/Diner/Living Room

18'2" x 14'8" (5.56 x 4.49)

This impressive dual-aspect open-plan living space is flooded with natural light, featuring two uPVC windows and uPVC French doors that open onto a Juliet balcony, perfectly framing picturesque views over the Chesterfield Canal. The room is finished with stylish grey wooden laminate flooring and two radiators, creating a warm and contemporary feel. The kitchen area is beautifully appointed with a sleek range of modern grey wall, base, and drawer units, set beneath laminate worktops and complemented by a stainless steel sink with mixer tap. A comprehensive selection of integrated appliances is included for convenience, comprising a fridge and freezer, washer/dryer, Hotpoint dishwasher, Hotpoint microwave, high-level oven, and a four-ring induction hob with extractor hood. This well-designed space effortlessly blends practicality with modern style, making it ideal for both everyday living and entertaining.

Bathroom

8'3" x 6'5" (2.53 x 1.96)

This stylish and well-presented bathroom is finished with attractive tiled-effect vinyl flooring, painted décor, and part-tiled walls for a modern yet practical feel. It is fitted with a contemporary white suite comprising a low-flush WC, pedestal wash basin with sleek chrome mixer tap, and a bath with chrome mixer tap and shower over – perfect for both quick morning showers and relaxing evening soaks. Additional features include a wall-mounted chrome heated towel radiator, an extractor fan, and a uPVC frosted window that allows for natural light while maintaining privacy.

Bedroom One

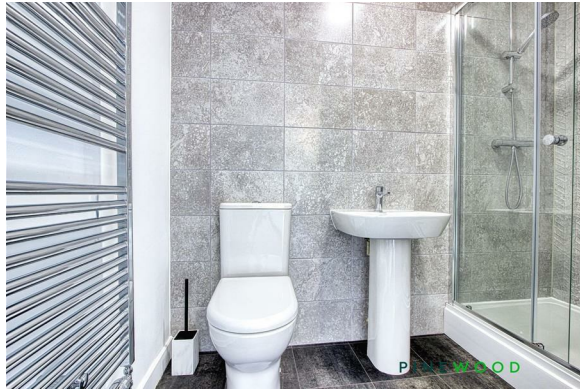
13'4" x 8'0" (4.08 x 2.44)

A generously sized double bedroom positioned to the front aspect, finished with neutral painted décor and a newly fitted grey carpet for a modern touch. The room benefits from a uPVC window, radiator, and offers ample space for wardrobes and additional furnishings, making it a comfortable and versatile retreat.

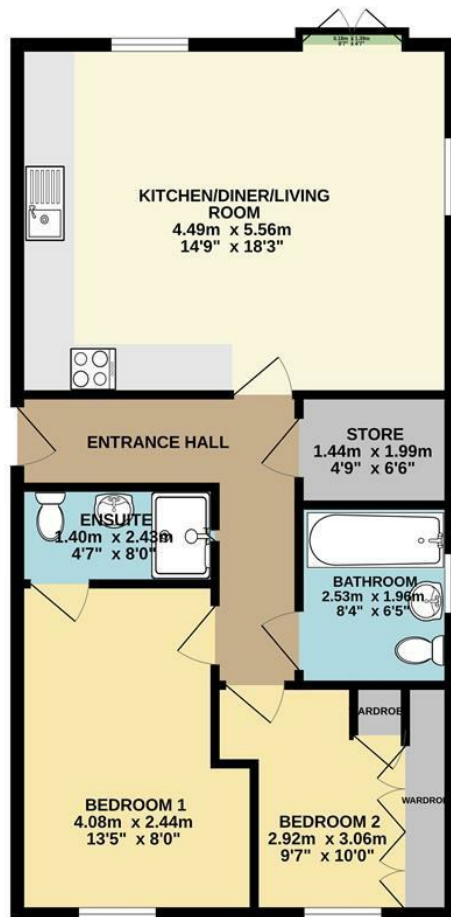
Bedroom Two

10'0" x 9'6" (3.06 x 2.92)

A bright and well-presented single bedroom to the front aspect, featuring grey carpet and freshly painted décor. The room is complete with a radiator, a uPVC window, and built-in wardrobes, providing practical storage. This versatile space would make an ideal dressing room, home office, or guest bedroom.



FLOOR
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA - 64.1 sq.m. (690 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.

Made with Metropix 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Ensuite

A contemporary shower room finished with stylish tiled-effect vinyl flooring, painted décor, and part-tiled walls. It features a low-flush WC, pedestal wash basin with chrome mixer tap, and a fully enclosed shower with sleek chrome fittings. Additional touches include a wall-mounted chrome heated towel radiator, combining modern style with practical functionality.

Exterior

7'11" x 4'7" (2.43 x 1.40)

The property enjoys a delightful woodland outlook to the front and panoramic views over Chesterfield and the canal to the side and rear. Externally, it benefits from an allocated parking space with plenty of additional visitor parking. The location also offers easy access to the canal, perfect for scenic walks and outdoor leisure.

General Information

Total Floor Area - 690.00 sq m / 64.1 sq m
Council Tax Band A - Chesterfield Borough Council
EPC Rated - B rated
Gas Central Heating - Combi Boiler
uPVC Triple Glazing
Tenure - Leasehold - 997 Years remaining

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.

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.

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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