



Brackenfield Close, Grassmoor, Chesterfield, Derbyshire S42 5GQ

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£210,000

PINEWOOD



**Brackenfield Close
Grassmoor
Chesterfield
Derbyshire
S42 5GQ**

£210,000

**3 bedrooms
2 bathrooms
1 reception**



Nestled within a peaceful cul-de-sac in the popular village of Grassmoor, this beautifully presented three-bedroom new style semi-detached home offers stylish, modern living and an enclosed rear garden—perfect for first-time buyers, families, or professionals looking for a move-in ready property close to Chesterfield.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hallway with a convenient downstairs WC, leading to a bright and spacious bay-fronted living room complete with a feature fireplace.

To the rear, you'll find a stunning contemporary kitchen/diner fitted with high-gloss cabinetry, integrated four ring hob, oven and extractor, large built in store/pantry and ample space for a family dining table. UPVC French doors open out onto the private rear garden, creating an ideal setting for summer entertaining and outdoor dining.

The first floor hosts three generously sized bedrooms. The principal double bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the further two bedrooms are served by a stylish family bathroom.

Outside, the property enjoys a well-kept front garden and a good-sized rear garden featuring both lawn and patio areas, with side access for added convenience. On-street parking is available close by and there is access to layby parking opposite the house and a separate garage. The quiet cul-de-sac location ensures a calm and family-friendly environment.

Ideally located just moments from local village amenities, reputable schools, and excellent transport links—including the M1 (J29)—this superb home offers modern comfort with exceptional convenience and easy access to Chesterfield and Clay Cross town centres and Grassmoor Country park is right on your doorstep.

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ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall with a composite front door, carpeted flooring, and a radiator. Stairs lead to the first-floor landing, and there is a built-in storage cupboard for added convenience. The landing also provides access to the loft.

KITCHEN DINER

18'9" x 8'11" (5.73 x 2.73)

A well-appointed kitchen/diner featuring wooden laminate flooring and a UPVC window, with French doors opening directly onto the rear garden. The room benefits from built-in storage/pantry and a radiator. The kitchen is finished with a stylish feature wall wallpaper, neutral painted décor, and tiled surrounds with a mosaic finish. The kitchen includes a range of cream gloss wall and base units, complemented by laminate worktops. It's fully equipped with a 4-ring gas hob, oven, extractor fan, and a stainless steel sink with chrome mixer tap. There is space and plumbing for a washing machine, as well as room for a tall fridge/freezer.

LIVING ROOM

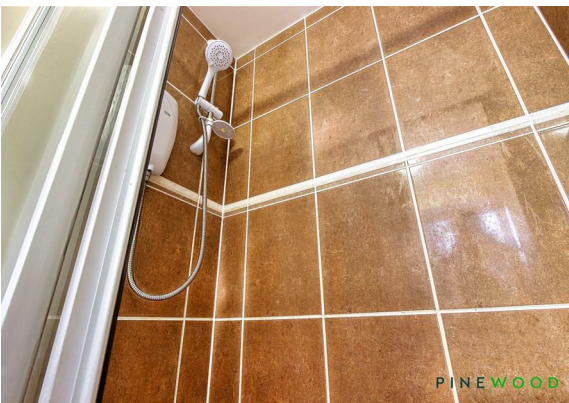
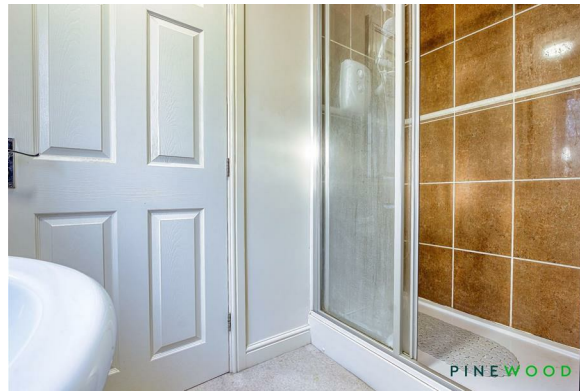
14'9" into bay x 12'3" (4.51 into bay x 3.74)

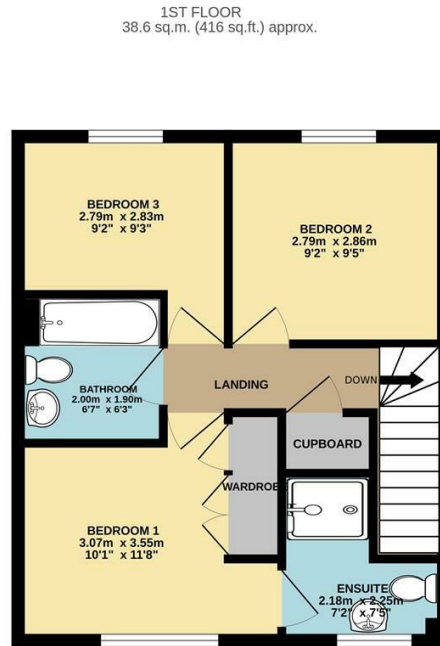
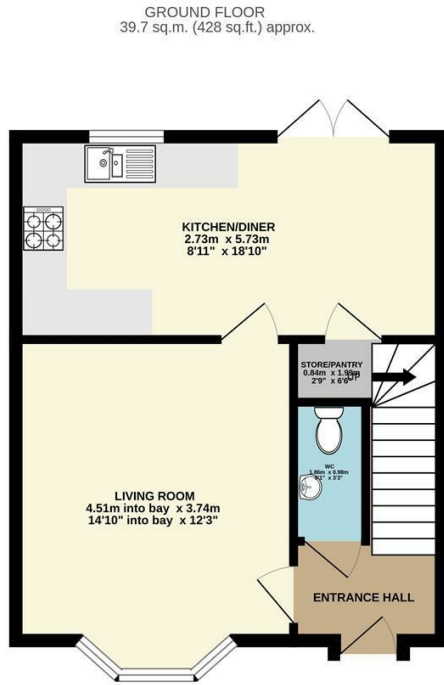
A spacious living room with a UPVC bay window, allowing plenty of natural light. The room features neutral painted décor, two radiators for added warmth, and carpeted flooring. A striking feature wall with wallpaper adds character, complemented by an electric fire, creating a cosy focal point.

GROUND FLOOR WC

6'1" x 3'2" (1.86 x 0.98)

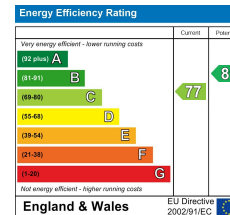
A convenient downstairs WC with a low flush WC, pedestal sink with chrome mixer tap, and tiled surrounds. The room also features a radiator, carpeted flooring, and neutral painted décor.





TOTAL FLOOR AREA : 78.3 sq.m. (843 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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BEDROOM ONE

11'7" x 10'0" (3.55 x 3.07)

A spacious double bedroom to the front of the property, featuring a stylish wallpapered feature wall. This room also offers built-in wardrobes, a radiator, and neutral painted décor. The room is completed with carpeted flooring and a UPVC window, providing plenty of natural light.

ENSUITE SHOWER ROOM

7'4" x 7'1" (2.25 x 2.18)

This en-suite bathroom is fitted with a pedestal sink with a chrome mixer tap, low flush WC, and a shower enclosure with an electric shower. It also features tiled surrounds, a radiator, and an extractor fan. The room benefits from neutral painted décor, carpeted flooring, and a UPVC window providing natural light.

BEDROOM TWO

9'4" x 9'1" (2.86 x 2.79)

A well-sized double bedroom to the rear of the property, featuring neutral painted décor, a radiator, and a UPVC window that allows plenty of natural light. The room is completed with carpeted flooring for added comfort.

BEDROOM THREE

9'3" x 9'1" (2.83 x 2.79)

A cosy single bedroom to the rear of the property, featuring neutral painted décor, a radiator, and a UPVC window providing natural light. The room is finished with carpeted flooring for added comfort.

BATHROOM

6'6" x 6'2" (2.00 x 1.90)

Fitted with a modern low flush WC, pedestal sink with chrome mixer tap, and tiled surrounds. The room also features a radiator, extractor fan, and a chrome mixer shower over the bath. Finished with neutral painted décor and carpeted flooring for added comfort.

EXTERIOR

A private, enclosed rear garden featuring a well-maintained lawn, a mature tree, and a handy shed for additional storage. To the front is lawn and pagoda, on street parking is available close by, there is also layby parking across from the property.

GENERAL INFORMATION

Tenure - Freehold
Gas Central Heating
uPVC Double Glazing
Total Floor Area 843.00 sq ft / 74.3 sq m
Council Tax Band B
EPC Rated C

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.

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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