



The Fairways, Danesmoor, Chesterfield, Derbyshire S45 9BG

- 5
- 2
- 2
- EPC

£270,000

PINWOOD



The Fairways Danesmoor Chesterfield Derbyshire S45 9BG



£270,000

**5 bedrooms
2 bathrooms
2 receptions**

- NO CHAIN - COUNCIL TAX BAND B
 - EXTENDED FAMILY HOME
 - CUL DE SAC VILLAGE LOCATION
- ON THE EDGE OF THE TOWN OF CLAY CROSS
- NEW ENSUITE TO BEDROOM ONE FITTED 2022
- NEW FAMILY BATHROOM FITTED 2020
 - TWO RECEPTION ROOMS
- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR - POTENTIAL FOR ADDITIONAL
- REAR LANDSCAPED FAMILY SIZED GARDEN - PERFECT FOR ENTERTAINING
- WELL APPOINTED BREAKFAST KITCHEN



****NEW FAMILY BATHROOM FITTED 2020**ENSUITE FITTED 2022**NEW WINDOWS FITTED 2020**NEW BOILER FITTED 2021****

****EXTENDED FAMILY HOME****Pinewood Properties are delighted to offer this FOUR/FIVE bed DETACHED family sized home that has been extended situated on a quiet cul de sac in the village of Danesmoor, close to all the local amenities, only a short walk/drive in to the town of Clay Cross which has various amenities including two supermarkets, branded shops, independent shops, well regarded schools, florists, hairdressers, pubs, new leisure centre (currently being built), restaurants and much more. Also being ideally situated for access to the towns of Alfreton, Chesterfield and M1 junction 29. The Peak District National Park and Ogston Reservoir are just a short drive away. With its own Bus station and great commuter links. The property downstairs has a porch with storage room ideal for coats and shoes or this could be converted to a downstairs w.c/cloakroom, spacious lounge, separate dining room with doors leading out to the rear garden and a well appointed breakfast kitchen which gives access to the integral single garage. To the first floor are four/five bedrooms one with ensuite shower room (fitted 2022) and a family bathroom (fitted 2022). To the front is driveway parking for one car, potential for additional driveway and access into the single integral garage, to the rear is a landscaped and fully enclosed family sized garden. uPVC Double Glazing and Gas Central Heating.

****VIDEO TOUR AVAILABLE - TAKE A TOUR****

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY****

HALL/STAIRS/LANDING

6'3" x 2'11" (1.92 x 0.90)

The property is entered into the hall with wooden laminate flooring, painted decor, coving and radiator. The stairs rise from the lounge with carpet, painted decor. to the landing is a storage cupboard and loft access.

STORE - POTENTIAL GROUND FLOOR W.C/CLOAKROOM

6'3" x 2'9" (1.92 x 0.86)

This is room could be used as a coat/shoe storage or a ground floor w.c/cloakroom, with wooden laminate flooring, painted decor, coving and uPVC frosted window.

LOUNGE

15'10" x 15'5" (4.85 x 4.70)

The spacious lounge has a box bay uPVC window, two radiators, feature fireplace, wooden laminate flooring, painted decor and coving.

DINING ROOM

11'8" x 8'2" (3.57 x 2.51)

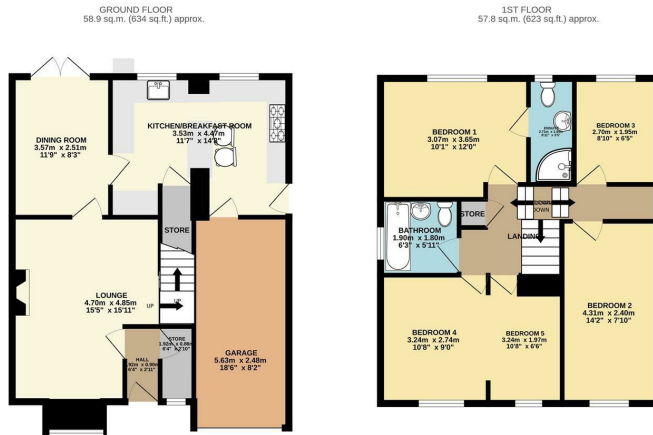
The second reception room/dining room has wooden laminate flooring, painted decor, radiator and uPVC French doors leading out to the rear garden.

BREAKFAST KITCHEN

14'7" x 11'6" (4.47 x 3.53)

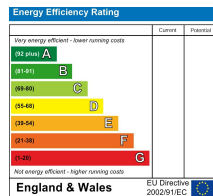
The well equipped and appointed breakfast kitchen has a great range of farmhouse style wall and base units and drawers with a butchers block style worktop incorporating a belfast sink with brushed stainless mixer tap, breakfast bar, room for aga cooker, space/plumbing for a washing machine and space for under counter fridge and freezer. With a storage cupboard/pantry, tiled flooring, radiator, painted decor, extractor, uPVC stable door, door to garage and two uPVC windows.





Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given with respect to their condition or efficiency can be given.

Issue with Message 02/23



The part tiled and part painted decor family bathroom has a white three piece suite comprising of a panelled bath with chrome mixer, pedestal hand basin with chrome taps and a low flush wc. With uPVC frosted window, radiator and coving.

FAMILY BATHROOM

8'10" x 3'4" (2.71 x 1.04)

This double bedroom to the rear aspect has painted decor, radiator and uPVC window.

BEDROOM ONE

11'11" x 10'0" (3.65 x 3.07)

This double bedroom to the front aspect has wallpaper decor, radiator, uPVC frosted window, low flush w.c, corner shower cubicle and pedestal hand basin with chrome taps.

BEDROOM TWO

14'1" x 6'8" (4.31 x 2.04)

This double bedroom to the rear aspect has wallpaper decor, radiator, uPVC window and wooden floorboards.

BEDROOM THREE

8'10" x 6'4" (2.70 x 1.95)

This single bedroom to the rear aspect has wooden laminate flooring, painted decor, radiator and uPVC window.

BEDROOM FOUR

10'7" x 8'11" (3.24 x 2.74)

This is open to bedroom five so could be separated into two bedrooms or used as one large bedroom, with laminate flooring, painted decor, coving, radiator and uPVC window.

BEDROOM FIVE

10'7" x 6'5" (3.24 x 1.97)

This is open to bedroom five so could be separated into two bedrooms or used as one large bedroom, with laminate flooring, painted decor, coving, radiator and uPVC window.

SINGLE GARAGE

17'11" x 8'7" (5.48 x 2.63)

The single integral garage is access from the front up and over door or door from the kitchen, with lighting and power.

OUTSIDE

To the front is driveway parking for one car, potential for additional driveway, to the rear is a fully enclosed and family sized garden with patio and lawn,

GENERAL INFORMATION

Tenure: FREEHOLD

Energy Performance Rating: TBC

Total Floor Area: 1257.00 sq ft / 116.8 sq m

Council Tax Band B

Gas Central Heating

uPVC Double Glazing

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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PINEWOOD

