



Cromwell Road  
Chesterfield  
£240,000



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PINEWOOD  
PROPERTIES  
*Est. 2004*

**\*\*NO CHAIN\*\*** Pinewood Properties are delighted to offer this FOUR/FIVE bed DETACHED FAMILY HOME. Situated at the head of a CUL DE SAC within a popular area of Bolsover, being within close proximity of local amenities and the M1 Motorway within easy reach. Having excellent views and SPACIOUS accommodation throughout, this could be the perfect FAMILY HOME! The downstairs has a lounge with bay window, modern well-equipped kitchen diner with island, wc/cloakroom and conservatory/sunroom and the garage has been converted to a fifth bedroom/playroom/multi-use room. To the first floor are three double bedrooms and a generous single and a modern bathroom with a white suite and a shower over shaped bath. To the front is block paved driveway parking for two cars and to the rear is a pleasant tiered garden with patio, shed, lockable store, decked seating area. uPVC Double Glazing and Gas Central Heating.

**\*\*VIRTUAL VIEWING AVAILABLE\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

- CUL DE SAC
- BLOCK PAVED DRIVEWAY PARKING FOR TWO CARS
- DOWNSTAIRS WC/CLOAKROOM
- MODERN WELL EQUIPPED KITCHEN WITH ISLAND
- FULLY ENCLOSED PLEASANT REAR GARDEN WITH DECKED SEATING AREAS IDEAL FOR ENTERTAINING
- POPULAR RESIDENTIAL ESTATE
- CONSERVATORY
- GARAGE CONVERTED TO BEDROOM FIVE/PLAYROOM
- BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- IDEALLY LOCATED FOR ACCESS TO M1 MOTORWAY

## **ENTRANCE HALL**

A front facing PVCu door opens into the entrance hallway which gives access to the lounge and bedroom five/playroom whilst stairs rise to the first floor landing.

## **DOWNSTAIRS WC/CLOAKROOM**

7'4" x 4'4" (2.24 x 1.34)

Fitted with a low flush w.c, wash hand basin, a central heating radiator and a rear facing PVCu double glazed window whilst having space for a dryer, plumbing for an automatic washing machine and housing the wall mounted boiler.

## **LOUNGE**

16'9" x 12'0" ( 5.11m x 3.66m )

This well appointed lounge is fitted with a front facing PVCu double glazed box bay window, grey carpet, a central heating radiator and TV point. An internal door opens into the kitchen/diner.

## **KITCHEN DINER**

10'7" x 15'3" ( 3.23m x 4.67m )

Fitted with a range of wall, base and drawer units with complimentary worksurfaces and inset sink and drainer with mixer tap whilst having splash back tiling to the walls. Integrated electric oven with electric hob and chimney style extractor fan above. Space for a fridge/freezer and plumbing for a dishwasher. A built in storage cupboard, a central heating radiator and laminate flooring. A rear facing PVCu double glazed window and patio doors opening into the conservatory, whilst this room extends to offer an ideal dining space.

## **CONSERVATORY**

7'3" x 7'8" ( 2.21m x 2.36m )

A PVCu construction lean to conservatory with rear and side facing windows, astro turf flooring and door to the rear garden.

## **BEDROOM FIVE/STUDY/PLAYROOM**

15'5" x 7'3" ( 4.70m x 2.21m )

This room is ideal for a fifth bedroom/ playroom or snug with a front facing PVCu double glazed window and a central heating radiator.

## **FAMILY BATHROOM**

The bathroom consists of a white three-piece suite comprising of shower over the shaped bath, low flush wc and a hand basin set in white gloss vanity unit, with tiled splashbacks, PVCu window and radiator.

## **BEDROOM ONE**

15'3" x 9'3" ( 4.65m x 2.84m )

This front facing double bedroom fitted with built in wardrobes, two PVCu double glazed windows and a central heating radiator.

## **BEDROOM TWO**

9'1" x 7'6" ( 2.79m x 2.29m )

A rear facing bedroom with a PVCu double glazed window and a central heating radiator.

## **BEDROOM THREE**

18'11" x 7'6" ( 5.77m x 2.29m )

This double aspect bedroom with front and rear facing PVCu double glazed windows, a central heating radiator and loft access hatch.

## **BEDROOM FOUR**

8'11" x 7'4" ( 2.72m x 2.26m )

A further rear facing bedroom with a PVCu double glazed window and a central heating radiator.

## **OUTSIDE**

To the front of the property is a well maintained laid to lawn garden area with shrub and plant borders, whilst having a block paved driveway which offers off street parking for two cars. To the rear of the property is a patio area ideal for outside seating and entertaining with steps rising to the laid to lawn garden with well established plant and shrub borders, shed and decked seating area.

## **GENERAL**

Tenure: Freehold

EPC Rating: TBC

Total Floor Area 1102 sq ft / 102.4 sq m

Mostly Double Glazing

Gas Central Heating - Combi Boiler

Loft

## **COVID19 VIEWING GUIDELINES**

If you decide to view this property please let us know as soon as possible if;

- your in the at 'risk' category as outlined by government
- you/ anyone in your household symptomatic (Dry cough/Fever/loss of smell or taste)
- you/anyone in the household previously tested positive and have since recovered

If any of the above develop between booking the appointment and the actual appointment, please notify us immediately.

A maximum of 2 adults from the same household, Sorry NO Children.

A maximum 15-minute appointment.

We ask you to sanitise your hands before and after entering the property.

Please try NOT to touch anything on the viewing.

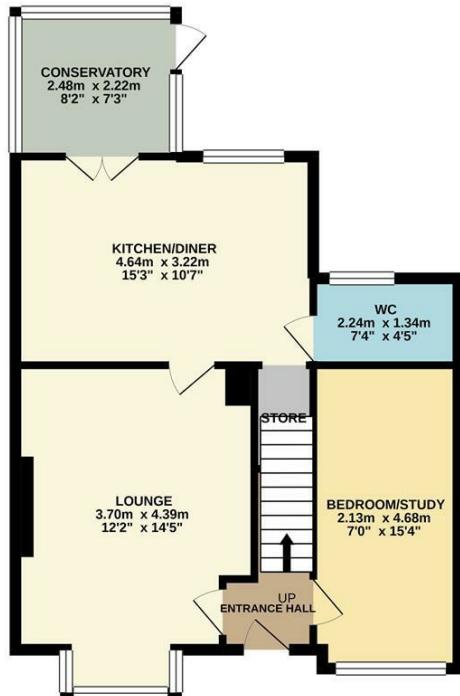
We ask you to maintain a safe distance at all times, keeping at least 2 meters apart

PLEASE WEAR A FACE COVERING.

If you have any questions, please call us on 01246 221039



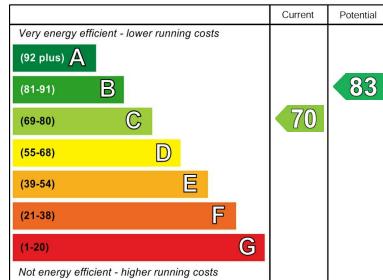
GROUND FLOOR  
54.6 sq.m. (587 sq.ft.) approx.



1ST FLOOR  
47.8 sq.m. (515 sq.ft.) approx.



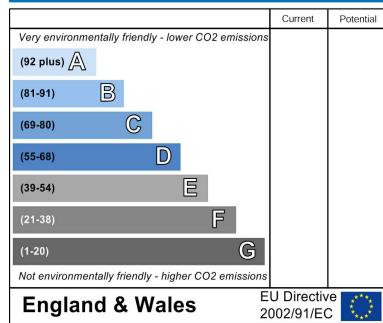
#### Energy Efficiency Rating



#### England & Wales

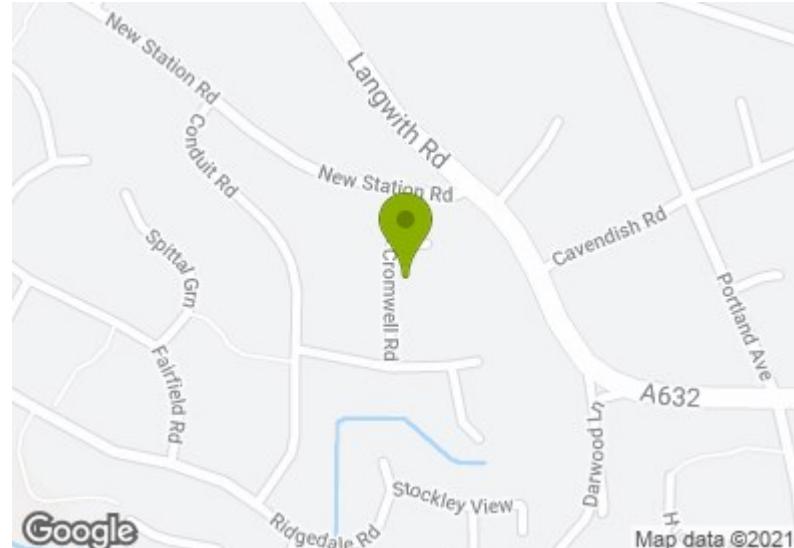


#### Environmental Impact (CO<sub>2</sub>) Rating



#### England & Wales

Map data ©2021 Google



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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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