



St. John's Farm, Off Woodthorpe
Road
Chesterfield



PINEWOOD
PROPERTIES

Est. 2004

LAST ONE LEFT

*ST JOHN'S FARM*VIRTUAL VIDEO TOURS AVAILABLE*

*NEW BUILDS*SHOW HOME NOW AVAILABLE TO VIEW*AN EXCITING OPPORTUNITY TO PURCHASE THESE BRAND NEW THREE DOUBLE BED DETACHED BUNGALOWS ON A BRAND NEW DEVELOPMENT WITH SINGLE GARAGES AND DRIVEWAY PARKING IN THE VILLAGE OF WOODTHORPE**St John's Farm is an exclusive new CUL DE SAC development made up of four THREE DOUBLE bedroom detached bungalows each offering a generous high-quality specification.

St John's Farm is located in the popular semi-rural village of Woodthorpe, in close proximity to a wide range of local amenities including supermarkets, pharmacy, post office and pubs. well regarded schools and Poolsbrook Country Park. and being less than 5 miles to Junction 30 of the M1, providing easy access to the surrounding areas of Sheffield and Chesterfield.

These NEW THREE DOUBLE bed DETACHED BUNGALOWS offers spacious contemporary living accommodation and comprise of entrance halls, stunning well appointed Kitchen/Dining/Living areas with

- Single Garages and Driveway Parking for Several Vehicles
- Choice of Plots and Choices of Finishes
- Stunning Open Plan Kitchen/Dining/Living Areas with Breakfast Bar/Island and Integrated Dishwasher, Oven, Hob and Extractors
- Three DOUBLE Bedrooms
- Grey uPVC Double Glazing and Gas Central Heating
- Private Gardens with Patios
- Great Far Reaching Countryside Views
- Impressive Contemporary Bathrooms with Corner Shower Cubicles and Double Ended Baths
- White Painted Décor and Grey Carpets
- Semi Rural Village Location

Entrance Hall

A composite door to the front leads into hall with door giving access to the lounge.

Kitchen/Dining/Living Areas

20'9" x 15'6" (6.33 x 4.74)

This stunning kitchen/dining/living is a great space for entertaining with a great range of cream shaker style wall and base units with a complimentary solid oak waxed worktops with inset ceramic sink and mixer tap and matching breakfast island, soft close drawers integrated dishwasher and washing machine, stainless oven, four ring electric hob and extractor. With oak laminated flooring, white painted décor, radiator, grey uPVC window and grey uPVC French doors leading to the rear garden.

Bedroom One

11'3" x 15'0" (3.45 x 4.58)

This is a spacious light and airy room with painted white decor, grey carpet, radiator, alarm sensor and two grey uPVC windows.

Bedroom Two

9'5" x 16'11" (2.88 x 5.16)

This double bedroom to the front aspect has painted white decor, grey carpet, radiator, alarm sensor and grey uPVC window.

Bedroom Three

9'5" x 13'6" (2.88 x 4.12)

This double bedroom has NEW white painted decor, NEW grey carpet, radiator, alarm sensor and uPVC window.

Bathroom

7'10" x 9'4" (2.41 x 2.85)

The contemporary bathroom has a tiled flooring, part white painted decor, corner shower cubicle, double ended bath with chrome waterfall tap, hand basin set in a grey gloss drawer unit with chrome waterfall tap and a low flush wc. With a chrome wall mounted radiator, extractor, inset spotlights and uPVC frosted window.

Entrance Hall

The property is entered into the hall through the composite door, NEW oak laminated flooring, NEW white painted decor, alarm control, loft access and inset spotlights.

Single Garage

9'8" x 20'0" (2.96 x 6.12)

This single garage has electric roller door, lighting, loft storage and the combi boiler is located here.

Outside

To the front is driveway parking for several vehicles, access to the single garage and side access to property and rear private garden with lawn and patio.

General

Tenure: Freehold

Total Floor Area: 1149 sq ft /106.8 sq m

Energy Performance Rating: TBC

Grey uPVC Double Glazing

Gas Central Heating

Covid19 Viewing Guidelines

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

- you 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.

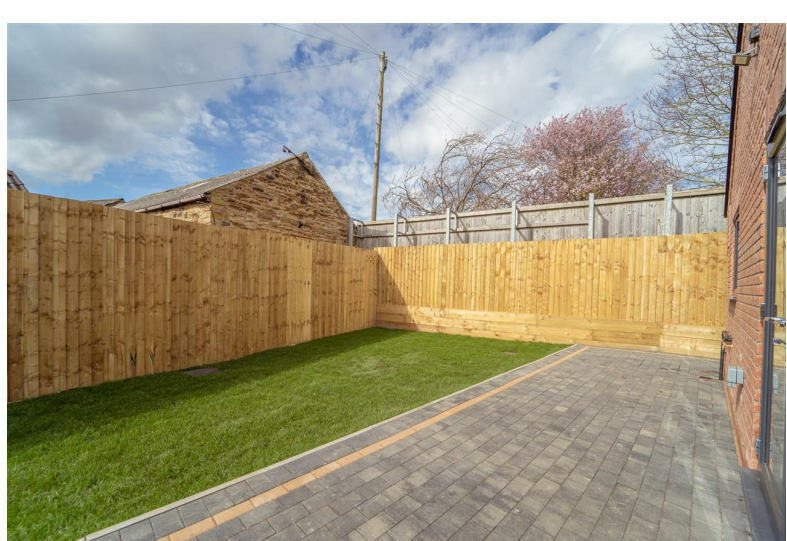
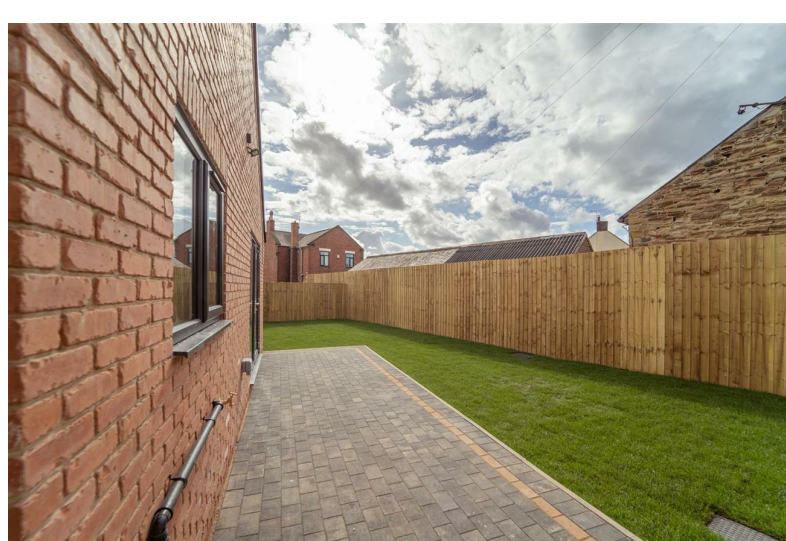
We ask you to sanitise your hands before and after entering the property.

Please try NOT to touch anything on the viewing.

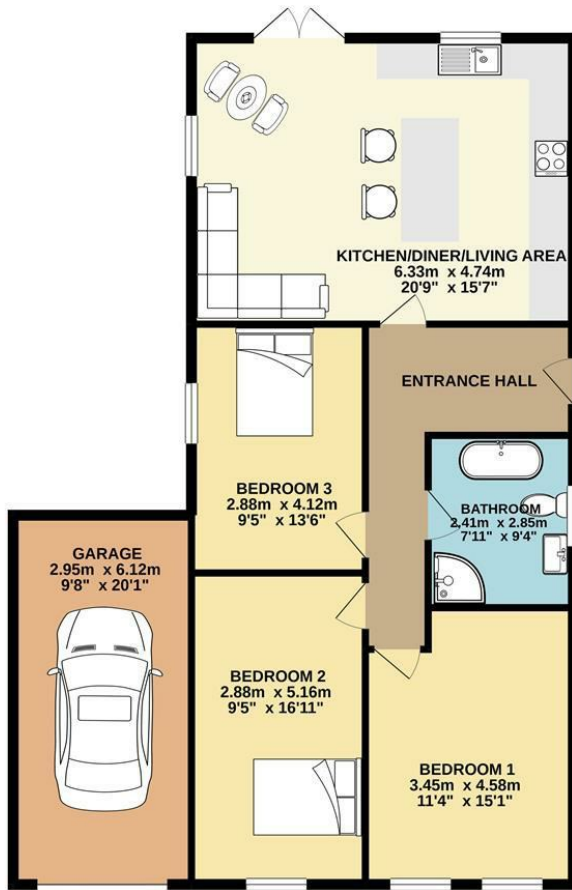
We ask you to maintain a safe distance at all times, keeping at least 2 metres apart

PLEASE WEAR A FACE COVERING.

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

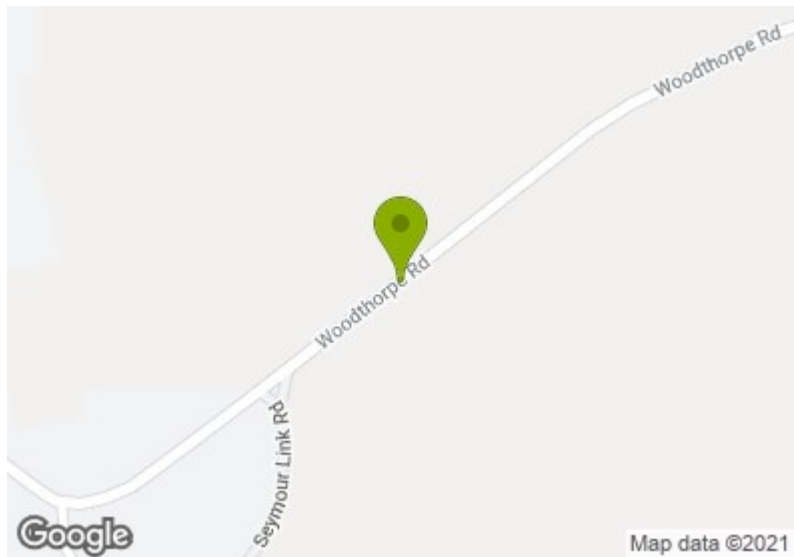


GROUND FLOOR
106.8 sq.m. (1149 sq.ft.) approx.



TOTAL FLOOR AREA - 106.8 sq.m. (1149 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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