



Springvale Gardens, Off Springvale  
Road  
Chesterfield

2 2 1 B



**PINEWOOD**  
PROPERTIES

*Est. 2004*



**\*\*LAST TWO PLOTS LEFT\*\***

**\*\*NEW BUILD LUXURY HOMES\*\* PRICES FROM £235, 000**

**\*\*AN EXCITING OPPORTUNITY HAS ARISEN TO ACQUIRE THE LAST TWO DOUBLE BED INDIVIDUALLY DESIGNED CONTEMPORARY DETACHED BUNGALOWS SITUATED IN SPRINGVALE GARDENS WHICH IS AN EXCLUSIVE NEW CUL DE SAC DEVELOPMENT IN THE POPULAR RESIDENTIAL AREA OF DANESMOOR. SET IN A GENEROUS PLOT WITH DRIVEWAY PARKING FOR SEVERAL CARS AND A SINGLE GARAGE. TO THE REAR IS FULLY ENCLOSED LAWN AND PATIO SEATING. THE PROPERTIES COMPRISES OF ENTRANCE HALLS, LOUNGE WITH FRENCH DOORS LEADING TO THE REAR GARDEN, CONTEMPORARY KITCHEN DINERS WITH INTEGRATED APPLIANCES INCLUDING FRIDGE, FREEZER, DISHWASHER, OVEN, GRILL, HOB AND EXTRACTOR AND SPACE/PLUMBING FOR A WASHING MACHINE, STYLISH BATHROOMS WITH A WHITE THREE PIECE SUITE WITH RAIN HEAD SHOWER OVER BATH, TWO DOUBLE BEDROOMS WITH AN ENSUITE SHOWER ROOM TO BEDROOM ONE. SOLID WOODEN INTERNAL DOORS, NEUTRAL DECOR AND TILED FLOORING TO BATHROOMS. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.**

**\*\*MEETS CURRENT DISABLED BUILDING REGULATIONS\*\*PARTIAL FLOORING INCLUDED\*\***

- Driveway Parking for 2/3 cars
- Fully Enclosed Garden with Patio
- Ensuite Shower Room to Bedroom One
- Modern Bathroom with White Suite and Shower over Bath
- Pantry/Store
- Detached Single Garage
- Cul De Sac Village Location
- Two Double Bedrooms
- Superb Kitchen with Integrated oven, grill, four ring gas hob, Fridge, Freezer and Dishwasher
- Choice of Carpets, White Decor and Solid Wood Internal Doors

### **ENTRANCE HALL**

The property is entered through the composite door into the hallway. With solid wood internal doors to every room and flooring to be chosen.

### **LOUNGE**

13'3" x 12'4" (4.05 x 3.77)

This dual aspect lounge has white decor, flooring to be chosen, radiator and uPVC French doors leading to the rear garden.

### **KITCHEN DINER**

11'7" x 14'2" (3.54 x 4.32)

The contemporary kitchen diner has space for a dining table with a great range of wall and base units with a complimentary laminated worktop and brick style tiled splashbacks and a 1 1/2 sink with mixer tap, integrated appliances include a four ring gas hob, extractor, oven, separate grill, fridge, freezer, dishwasher and space/plumbing for a washing machine. With a pantry/store, white decor, flooring can be chosen, radiator, inset spotlights, uPVC window and uPVC door.

### **BATHROOM**

8'5" x 5'10" (2.59 x 1.79)

This stylish fully tiled bathroom has a white three piece suite comprising of a bath with chrome mixer tap. glass screen and chrome rain head shower, low flush wc and a sink set in a vanity unit with soft close drawers and chrome monobloc tap. With a uPVC frosted window, wall mounted mirror with touch sensor lighting, demister and shaver socket, wall mounted chrome towel radiator, extractor and inset spotlights.

### **ENSUITE SHOWER ROOM**

8'2" x 3'11" (2.50 x 1.21)

The fully tiled ensuite shower room has shower cubicle with chrome rain head shower, low flush wc and a sink set in a vanity unit with soft close drawers and a chrome monobloc tap, wall mounted mirror with demister and shaver socket, uPVC frosted window, inset spotlights with a sensor low level light and wall mounted towel radiator.

### **BEDROOM ONE**

11'7" x 10'8" (3.54 x 3.26)

This double bedroom to the front aspect has white decor, flooring to be chosen, radiator, uPVC window and access into the ensuite shower room.

### **BEDROOM TWO**

9'0" x 12'0" (2.75 x 3.67)

This double bedroom to the front aspect has white decor, flooring to be chosen, radiator and uPVC window.

### **FRONT**

To the front is a tarmac driveway for 2/3 cars, landscaped lawn and access into the rear garden and single detached garage.

### **REAR GARDEN**

To the rear is a fully enclosed garden mainly laid to lawn with plants and patio seating. Lighting to the soffits and a rear garden column with dusk to dawn sensor lighting, covered power socket and outside tap.

### **SINGLE DETACHED GARAGE**

8'10" x 16'4" (2.7 x 5.0)

The single detached garage has up an over door, lighting, power and eaves storage.

### **GENERAL**

Tenure: Freehold

EPC Rating: B

Total Floor Area 68.00 sq m / 732.00 sq ft

uPVC Double Glazing

Gas Central Heating - Combi Boiler

### **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 meters apart

PLEASE WEAR A FACE COVERING.

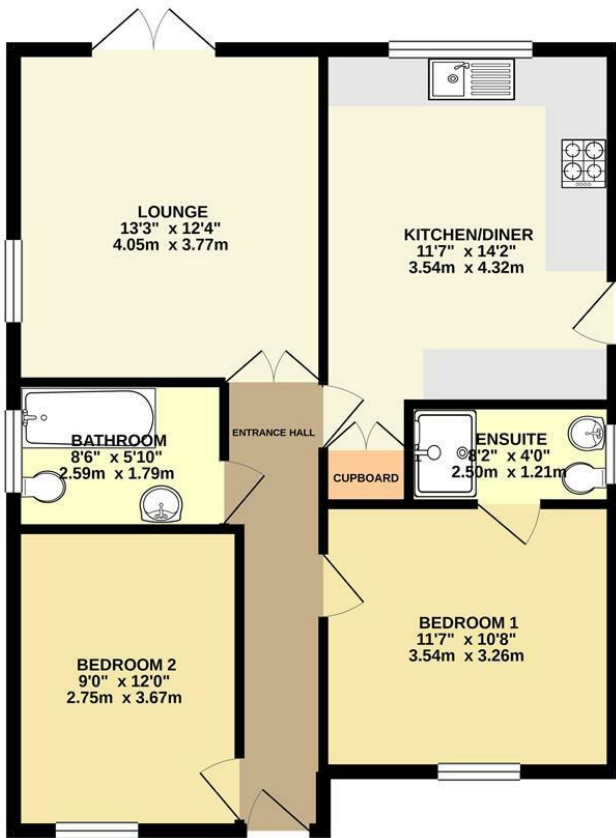
If you have any questions, please call us on 01246 221039







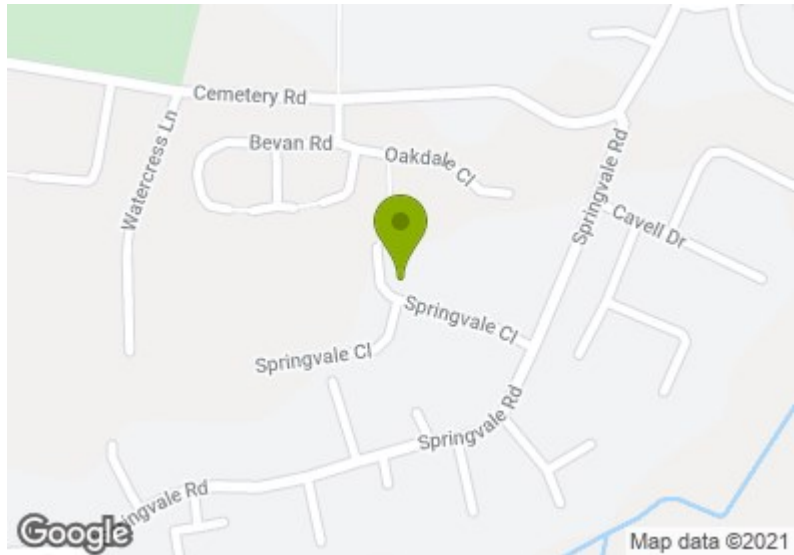
GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) 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 ©2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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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