



King Street  
Chesterfield  
£265,000

3 2 1



**PINEWOOD**  
PROPERTIES

*Est. 2004*



**\*\*STUNNINGLY PRESENTED FAMILY HOME\*\*SOUTH FACING LANDSCAPED GENEROUS REAR GARDEN\*\*LARGER THAN AVERAGE SINGLE GARAGE TO REAR\*\*SOLAR PANELS\*\***Pinewood Properties are delighted to offer this stunningly presented THREE DOUBLE bed EXTENDED DETACHED FAMILY HOME. The property is located in the popular residential area in Brimington, close to all the local village amenities and only a short drive to Chesterfield Town Centre, Royal Hospital and Train Station (with frequent fast trains to London).There is easy access to junction 29 of the M1 (5 miles) and the Peak District National Park is within close proximity. The property has been lovingly extended, renovated and looked after! To the ground floor there is an entrance hall, dual aspect lounge with feature fireplace and multi fuel burner, utility room which includes a w/c and a stunning well equipped dual aspect kitchen diner with granite worktops and breakfast bar, integrated appliances include a 50/50 fridge freezer. a 75/25 fridge freezer, NEFF oven, NEFF combination microwave, Bosch dishwasher and NEFF five ring gas hob. To the first floor is the main double bedroom with contemporary ensuite shower room with underfloor heating, family bathroom which has a white three piece suite with shower over bath and two more double bedrooms. To the front is driveway parking for one car and to the rear is a gated SOUTH FACING beautifully rear landscaped garden with three sheds and wood store and access into the larger than average single garage and further off road parking. uPVC Double Glazing and Gas Central Heating.

**\*\*Please call Pinewood Properties for more information\*\***

- LARGER THAN AVERAGE SINGLE GARAGE AND OFF ROAD PARKING FOR TWO CARS
- LANDSCAPED REAR FULLY ENCLOSED SOUTH FACING GARDEN WITH THREE SHEDS
- DOWNSTAIRS WC/UTILITY ROOM
- DUAL ASPECT LOUNGE WITH WOOD BURNER
- WELL EQUIPPED KITCHEN WITH BREAKFAST BAR
- WHOLE HOST OF INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- SOLAR PANELS -OWNED

## ENTRANCE HALL

## LOUNGE

14'4" x 21'9" (4.39 x 6.65)

## KITCHEN DINER

11'9" x 22'3" (3.60 x 6.80)

## WC/UTILITY ROOM

5'4" x 8'9" (1.65 x 2.67)

## BEDROOM ONE

12'1" x 13'1" (3.69 x 4.00)

## ENSUITE SHOWER ROOM

6'5" x 8'2" (1.96 x 2.50)

## BEDROOM TWO

11'5" x 12'11" (3.48 x 3.96)

## BEDROOM THREE

12'7" x 8'1" (3.84 x 2.47)

## BATHROOM

6'5" x 8'2" (1.96 x 2.50)

## FRONT

To the front is gravel driveway for one car.

## REAR

To the rear is a gated south facing landscaped rear garden/patio with three sheds and single garage.

## GARAGE

10'1" x 19'8" (3.08 x 6.01)

Single garage with up and over door, lighting and power.

## GENERAL

Tenure: Freehold

EPC Rating: TBC

Total Floor Area: 1127 sq ft / 104.7 sq m

uPVC Double Glazing

Gas Central Heating

Loft

New Front Door Fitted 2021

Owned Solar Panels



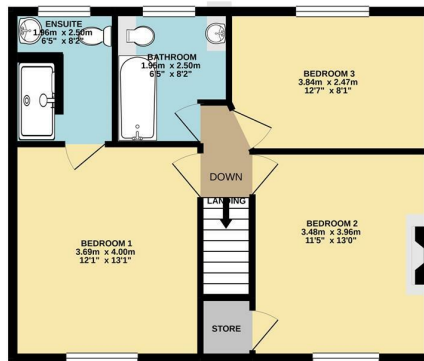




GROUND FLOOR  
52.3 sq.m. (562 sq.ft.) approx.



1ST FLOOR  
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA: 104.7 sq.m. (1127 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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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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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**Chesterfield Office**  
33 Holywell Street  
Chesterfield, S41 7SA  
**sales** 01246 221039  
**lettings** 01246 224286

**Mansfield Office**  
24 Albert Street  
Mansfield, NG18 1EB  
**sales** 01623 305299  
**lettings** 01623 621001

[pinewoodproperties.co.uk](http://pinewoodproperties.co.uk)

