



**Plot 5, Pattison Street, Shuttlewood, Chesterfield, Derbyshire S44 6QZ**

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**Offers In The Region Of £249,950**

**PINEWOOD**



**Plot 5  
Pattison Street  
Shuttlewood  
Chesterfield  
Derbyshire  
S44 6QZ**



**Offers In The Region Of  
£240,950**

- 3 bedrooms**
- 3 bathrooms**
- 1 reception**
- BEING SOLD WITH SITTING TENANT - £1000 PCM RENTAL INCOME
- HELP TO BUY AVAILABLE
- THREE STOREY
- MODERN FITTED KITCHEN
- FLOOR COVERINGS INCLUDED
- INTEGRATED NEFF APPLIANCES
- MASTER WITH EN-SUITE
- DRESSING ROOM
- FAMILY BATHROOM
- FREEHOLD

GOING UP IN THE WORLD... \*IDEAL FOR INVESTORS, WITH SITTING TENANT IN SITU\* - With this stunning, brand new, three bedroom semi-detached home situated over three floors.

As you arrive you will notice an attractive façade with this lovely three storey house that is set back from the road having the benefit of off street parking. Only upon internal inspection will the quality of the finish reveal itself.

The entrance hall has a nice and light feeling with solid floors for easy cleaning. there is a guest WC and some storage, the kitchen is modern and well stocked, on then to the spacious lounge with double doors that lead to the enclosed rear garden.

The first floor has 2 doubled bedrooms and a family bathroom, The second floor has a spacious master bedroom, a walk in dressing room and a superb Ensuite.

Outside has off street parking and a low maintenance garden to the rear. The property also benefits from a Verisure alarm system. a Ring style doorbell, window sensors and a security camera.

#### Entrance Hall

To the front aspect, flooring included, giving access to all rooms and the stairs

#### Kitchen

7'4" x 12'9" (2.24 x 3.90)

A beautiful kitchen finished with high gloss doors and drawer fronts, complete with NEFF appliances that include a hob, oven and extractor, including a sink with quarter bowl and drainer, integrated dishwasher, plenty of work surface, plumbing for a washing machine and room for a free standing fridge freezer. There is also a large window that brings in the natural light and a central heating radiator.

#### Lounge

16'3" x 14'6" max (4.97 x 4.42 max)

A spacious lounge with a lovely fitted carpet, double doors that open to the rear garden, a central heating radiator and some storage under the stairs.

#### WC

A guest WC on the ground floor.

#### Master Bedroom

16'4" x 14'6" max (5.0 x 4.42 max)

A spacious bedroom on the 2nd floor, with plush carpet, a storage cupboard, central heating radiator and access to the dressing room.

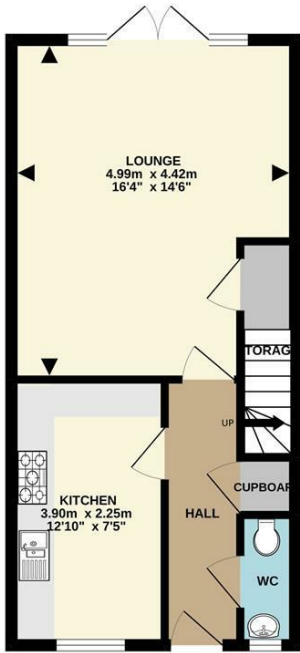
#### Dressing Room

9'8" x 7'5" (2.97 x 2.27)

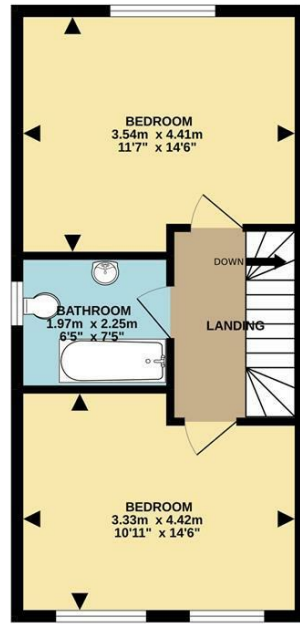
Home to a central heating boiler and having a Velux style window and fitted carpet.



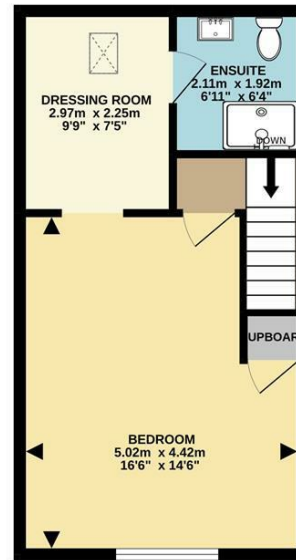
GROUND FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



1ST FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



2ND FLOOR  
33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA : 107.5 sq.m. (1157 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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### Ensuite

6'10" x 6'7" (2.10 x 2.02)

With a shower cubicle, pedestal wash basin and low flush WC.

### Bedroom Two

14'6" x 11'7" max (4.42 x 3.54 max)

A good size bedroom to the rear aspect with fitted carpet and central heating radiator.

### Bedroom Three

14'6" x 10'10" max (4.42 x 3.32 max)

A good size bedroom with 2x windows, fitted carpet and central heating radiator.

### Family Bathroom

7'4" x 6'5" (2.25 x 1.96)

A modern bathroom that has tiled splash backs, a bath tub and a mixer shower with shower screen, pedestal wash basin and low flush WC.

### Outside

A new tarmac drive will be installed for off street parking, the rear has an enclosed garden with some patio stone and artificial grass for low maintenance.

### OTHER INFORMATION

Property is backed by the Government Help to Buy Scheme

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95	(81-91) A		
(81-91) B	85		(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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