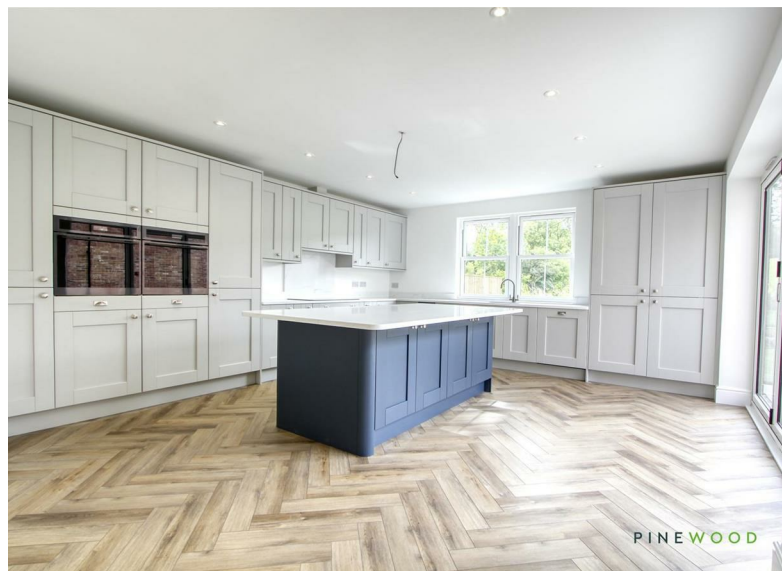


PINEWOOD



Church Road, Stanfree, Chesterfield, Derbyshire S44 6AJ



Offers In The Region Of
£735,000



PREPARE TO BE IMPRESSED... by this stunning new FIVE bedroom detached house located on Appletree Road in the charming village of Stanfree, Chesterfield. Completed in 2024, the property is in pristine condition, ready for you to move in and make it your own.

As you step inside, you are greeted by a bright entrance hallway with built in storage and a useful downstairs WC. To the rear of the property is a stunning open plan kitchen diner with uPVC patio and bi fold doors offering access and views over the rear garden and countryside beyond. The modern kitchen comprises of contemporary units with granite worktops, a separate island along with the benefit of integrated appliances including a fridge freezer, dishwasher, wine cooler, electric oven, induction hob and extractor. Off the kitchen is the added bonus of a utility room with space/plumbing for a washing machine and separate dryer. There is ample space within the kitchen for a large dining table and is a perfect space for entertaining family and friends.

The ground floor accommodation is completed by a generous lounge with dual aspect windows and bi fold doors leading out to the rear garden and a separate study.

To the first floor are FOUR generously proportioned bedrooms, two with modern stylish en suite shower rooms and a large family bathroom meaning there's plenty of space for everyone to enjoy their own privacy and comfort.

Outside the property benefits from landscaped gardens and stunning uninterrupted views, a block paved driveway for up to six vehicles, EV charging point and a detached double garage. Above the garage is a good size Annexe FIFTH bedroom with en suite shower room, perfect for a home office or teenagers 'independent' living space.

The property is built from handmade brick and is fitted with battery storage solar panels, creating ultra low running costs.

Don't miss out on the opportunity to own this exceptional property with its modern amenities, spacious layout, and breath-taking views.

- STUNNING FIVE BEDROOM DETACHED PROPERTY
- DRIVEWAY FOR UPTO SIX CARS
- LANDSCAPED FRONT & REAR GARDEN, FAR REACHING VIEWS OVER COUNTRYSIDE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- AIR SOURCE HEAT PUMP, SOLAR PANELS WITH BATTERY STORAGE
- NEWLY BUILT IN 2024- 10 YEAR NHBC WARRANTY
- DETACHED DOUBLE GARAGE WITH ANNEXE ABOVE
- ULTRA LOW RUINNING COSTS-ECO FRIENDLY
- FAMILY BATHROOM & TWO ENSUITE SHOWER ROOMS
- uPVC SASH WINDOWS & BI-FOLD DOORS

ENTRANCE HALLWAY, STAIRS & LANDING

Entering the property into a bright and spacious hallway with built in store cupboards and benefiting from a downstairs WC. Painted decor, oak flooring and recess spotlights. Staircase to the first floor with a front facing uPVC double glazed sash window and Velux window to allow lots of natural light. Staircase and landing with painted decor and carpet along with recess spotlights. The landing also benefits from a built in store cupboard.

W.C

8'4" x 6'11" (2.55 x 2.12)

A practical modern downstairs cloakroom with low flush WC and sink with chrome mixer tap set into a vanity unit. Painted decor with tiled feature wall, tiled flooring with underfloor heating, a uPVC double glazed sash window with frosted glass and recess spotlights.

KITCHEN DINER

27'1" x 19'9" (max) 16'2" (min) (8.26 x 6.02 (max) 4.94 (min))

A stunning and well proportioned kitchen diner with bi-fold and separate patio doors leading out to the rear garden. The fully fitted kitchen has modern wall and base units and a separate island, all with granite worktops. Benefiting from fully integrated appliances including a fridge freezer, dishwasher, wine fridge, dual oven, induction hob and extractor. There is ample space in the dining area for a large family dining table. With painted decor, a uPVC double glazed sliding sash window overlooking the fields to the rear, oak flooring with underfloor heating and inset spotlights. This room is perfect for entertaining family and friends.

UTILITY ROOM

8'4" x 6'11" (2.56 x 2.12)

Located off the kitchen and providing additional storage via wall and base units along with a sink with drainer and chrome mixer tap. With space and plumbing for a washing machine and separate dryer.

There is uPVC door leading out to the side of the property.

LOUNGE

21'8" x 13'1" (6.62 x 4.00)

A light and spacious dual aspect lounge with front and side facing uPVC double glazed sliding sash windows and rear facing bi fold doors leading out to the garden. With painted decor, carpet and underflooring heating.

STUDY/OFFICE

9'2" x 9'10" (2.81 x 3.01)

This room could be used as a study/home office, snug or playroom. With front facing uPVC double glazed sliding sash window, painted decor, carpet and underfloor heating.

MASTER BEDROOM

12'6" x 15'5" (3.83 x 4.70)

A generous master double bedroom with dressing area and en suite shower room. The bedroom and dressing area have painted decor, carpet and central heating radiators. The master bedroom benefits from dual aspect uPVC double glazed sliding sash windows overlooking the rear garden and uninterrupted views over fields and woodland.

EN SUITE SHOWER ROOM

8'4" x 6'8" (2.55 x 2.05)

A beautifully presented modern shower room with walk in cubicle and rainfall shower.

Benefitting from a double sink with chrome mixer taps and low flush WC both set into wood effect vanity units. There is also a large illuminating mirror. Fully tiled to three walls, tiled flooring, a side facing uPVC double glazed sliding sash window with frosted glazing and a wall mounted chrome towel rail.

BEDROOM TWO

14'0" x 12'0" (4.28 x 3.68)

A generously proportioned second bedroom benefiting from a walk in wardrobe and en suite shower room. The bedroom has dual aspect uPVC double glazed sliding sash windows overlooking the front and side of the property, painted decor, carpet and a central heating radiator. There is a separate walk in wardrobe with painted decor, carpet, central heating radiator and recess spotlights.

EN SUITE SHOWER ROOM

6'2" x 5'11" (1.90 x 1.81)

A good size en suite shower room benefiting from a corner shower cubicle with mixer shower, a ceramic sink and low flush WC, both set into wood effect vanity units and an illuminating mirror above. Fully tiled to three walls, tiled flooring, a rear facing uPVC double glazed sash window with partial frosted glazing and a wall mounted chrome towel rail.

BEDROOM THREE

15'5" (max) 13'1" (min) x 10'4" (max) 6'9" (min) (4.71 (max) 4.00 (min) x 3.16 (max) 2.07 (min))

A front facing double bedroom with painted decor, carpet, a uPVC double glazed sliding sash window and a central heating radiator.

BEDROOM FOUR

10'2" x 11'1" (3.10 x 3.38)

A front facing bedroom with painted decor, carpet, a uPVC double glazed sliding sash window and a central heating radiator.

BATHROOM

6'2" x 11'1" (1.90 x 3.38)

A fabulous modern family bathroom comprising of a freestanding bath with chrome mixer tap, a walk in shower cubicle with rainfall shower and separate hose. A low flush WC and ceramic sink with chrome mixer tap, both set into wood effect vanity units with illuminating mirror above. Fully tiled walls and flooring, a rear facing uPVC double glazed sash window with part frosted glass, wall mounted chrome towel rail and recess spotlights.

GARAGE

21'6" (max) 16'6" (min) x 18'11" (6.56 (max) 5.04 (min) x 5.79)

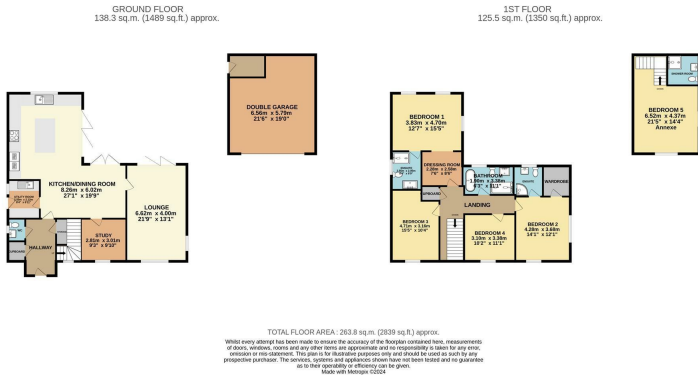
A brick built detached double garage with electric up and over garage door, power and lighting.

ANNEXE/ BEDROOM FIVE (above garage)

21'4" x 14'4" (6.52 x 4.37)

The annexe above the double garage is a huge asset to the property. With a staircase up to the mezzanine floor and the added bonus of a shower room with corner shower cubicle, sink and low flush WC. This room could be used as a home office, a teenagers independent living area or an Air Bn B with plenty of space for a double bed and living area. With painted decor, a large front facing uPVC double glazed window and velux window.





OUTSIDE

To the front of the property is a landscaped garden with a path leading to the front door. There is a large block paved driveway for up to six vehicles leading up to a detached double garage and the added bonus of an EV charge point.

To the rear of the property is a patio area and landscaped rear garden with interrupted views over greenbelt fields. There is an outdoor tap and also electric power points.

The property benefits from solar panels with battery storage creating ultra low running costs.

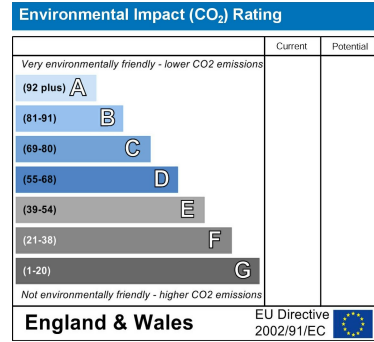
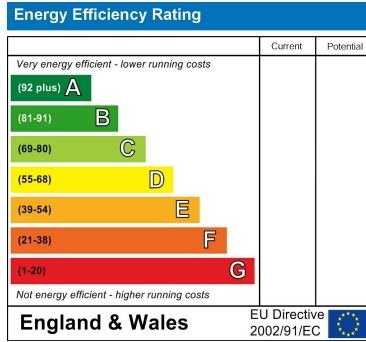
The developer has installed wiring for a CCTV system and electric gates. The lane leading up to the property is yet to be completed.

GENERAL INFORMATION

Tenure: FREEHOLD
 NEW BUILD
 Council Tax Band-TBC
 uPVC Double Glazed sash windows
 Air Source Heat Pump
 Solar Panels with battery storage
 EV charging point

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



DISCLAIMER

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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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