



Almond Avenue, Barlborough, Chesterfield, S43 4ZG

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EPC

B

£225,000

PINEWOOD





# Almond Avenue Barlborough Chesterfield Derbyshire S43 4ZG

**£225,000**

**3 bedrooms  
1 bathroom  
1 reception**

- Stylish three-storey end townhouse tucked away in a quiet cul-de-sac
  - Still under the 10-year structural warranty (built in 2022)
- Spacious lounge and open-plan kitchen/diner with integrated appliances
  - Ground floor cloakroom/WC for added convenience
  - Three generously sized double bedrooms
  - Contemporary family bathroom with quality fittings
- Private, low-maintenance rear garden with south-east facing aspect
  - Off-road parking for two vehicles plus front lawned garden
  - Freehold
  - Council Tax Band:B





## MODERN THREE-STOREY TOWNHOUSE – NO CHAIN – MOVE-IN READY

Situated at the end of a peaceful cul-de-sac on a popular residential development, this beautifully presented three-bedroom end townhouse offers spacious and modern accommodation across three levels. Built in 2022 and still benefiting from the remainder of a 10-Year New Build Guarantee, this home is ideal for first-time buyers, families, or investors alike.

As you step inside, you're welcomed by a light and inviting entrance porch that leads into a generous front-facing lounge. The inner hall provides access to a handy downstairs cloakroom/WC and a sleek, open-plan kitchen/diner to the rear—complete with integrated appliances and French doors that open out onto a private, south-east facing garden.

The first floor boasts two double bedrooms and a stylish family bathroom finished with modern tiling and fittings. The second floor is dedicated entirely to the stunning principal bedroom, a bright and airy dual-aspect space with plenty of room for wardrobes and storage.

Outside, there's a lawned garden to the front, with a driveway to the side offering parking for two vehicles. The rear garden is fully enclosed, offering a lovely blend of patio and lawn—perfect for relaxing or entertaining.

The property enjoys a convenient location close to the amenities of Barlborough, Clowne and Staveley, with excellent transport links nearby, including the M1 (J30) just a short drive away. Within the catchment area of Heritage High School, this property ticks all the boxes for modern family living.

### Entrance Porch

Step into a welcoming entrance porch featuring a composite front door, central heating radiator with TRV, and a neatly positioned consumer unit. This bright and practical space sets the tone for the property. A second door leads conveniently into the lounge.

### Lounge

A well-appointed lounge with a PVC window boasting Georgian bar detailing, creating a charming view of the front aspect. Fully carpeted for comfort, the space features a mounted thermostat for the boiler and offers access to the bottom of the landing.

### Ground Floor WC

Tastefully designed with downlights, a close-coupled water closet, and a pedestal wash basin. A cream towel radiator and vinyl flooring complete the stylish yet functional design.

### Bottom Landing

Includes useful under-stair storage, an open spindle and balustrade staircase fitted with carpet, adding character and practicality to this transition space.



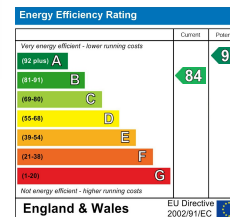




TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Kitchen / Diner

A stunning shaker-style kitchen in a modern cappuccino tone, enhanced with brushed metal bar handles. The space includes integrated appliances: hob, oven, washing machine, and fridge freezer. A stainless steel sink with a swan-neck mixer tap adds elegance, complemented by a glass splashback behind the hob and extractor. Double doors open to the rear garden, offering light, space, and room for a dining area. Central heating radiators and vinyl flooring make it both cosy and easy to maintain.

### Master Bedroom (Bedroom One - Top Floor)

A spacious double bedroom with dual-aspect UPVC windows offering views to both the front and rear. Includes a storage cupboard and ample space for a dressing area. Newly carpeted and fitted with a central heating radiator, this top-floor sanctuary is ideal for relaxation.

### Front Bedroom (Bedroom Two)

This delightful room has two UPVC windows with Georgian bar inserts, creating a bright and airy feel. Newly decorated with white neutral tones, fitted carpet, and central heating radiator.

### Rear Bedroom (Bedroom Three)

Matching the style of the front bedroom, this space also boasts a PVC window with Georgian bar inserts looking out to the rear garden. Neutral décor and fitted carpet provide comfort and versatility.

### Family Bathroom

Beautifully finished with fully tiled marble-effect walls and a vinyl floor covering. Features include a suspended wash basin, mixer shower over the bathtub with a shower screen, a low-flush WC, and a towel radiator. Frosted PVC windows allow for privacy and natural light.

### Front Exterior

The property benefits from a small lawn and a tarmac driveway leading to a gated side entrance.

### 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.

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