



Brackenfield Close, Grassmoor, Chesterfield, Derbyshire S42 5GQ

3 1 1 EPC C

£185,000

PINEWOOD



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£185,000

**3 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - POPULAR RESIDENTIAL ESTATE - CUL DE SAC LOCATION
 - TWO DRIVEWAY PARKING SPACES TO THE FRONT
- EASY MAINTENANCE FULLY ENCLOSED AND SOUTH FACING REAR COURTYARD
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- LOUNGE DINER WITH UPVC DOORS LEADING TO REAR COURTYARD
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM - IDEAL FOR A GUEST ROOM/STUDY
- GAS CENTRAL HEATING (Combi Boiler) - UPVC DOUBLE GLAZING - EPC RATED C - COUNCIL TAX BAND B
- NEXT TO GRASSMOOR COUNTRY PARK FOR WALKS - EASY ACCESS TO THE VILLAGE AMENITIES, AND TOWNS OF CHESTERFIELD AND CLAY CROSS
 - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29



Nestled in the popular village of Grassmoor, this delightful three-bedroom mid-town house is located on a cul de sac in a popular residential estate on Brackenfield Close. Built in 2012, the property combines contemporary design with practical family living, making it an excellent choice for first-time buyers, young families, investors or those simply seeking extra space.

As you enter, you are welcomed by a bright hallway leading through to a spacious lounge diner, large windows and uPVC French doors flood the space with natural light and open directly onto the private rear garden, creating a seamless indoor-outdoor living experience.

The modern kitchen, positioned at the front of the home, features sleek fittings, ample storage, and integrated appliances, including a four ring gas hob, oven and extractor, providing an ideal setting for both everyday cooking and entertaining. Completing the ground floor is a conveniently placed downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat with plenty of room for bedroom furniture. The second bedroom is a generous double, while the third bedroom makes an ideal single room, nursery, or home office. A modern white three-piece family bathroom with shower over bath serves this first floor.

To the front are two driveway parking spaces and to the rear is a fully enclosed south facing easy to maintain garden.

Additional benefits include uPVC double glazing throughout, energy-efficient central heating provided by a combi boiler

Situated close to excellent village amenities, schools and access to the M1 motorway, close to the towns of Chesterfield and Clay Cross too, this home offers modern living in a sought-after location. A wonderful opportunity not to be missed!

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

Please call Pinewood Properties for more information or to book your viewing!

ENTRANCE HALL/STAIRS AND LANDING

A welcoming and bright entrance hall greets you on arrival, featuring a composite entrance door and practical understairs storage. The stairs, finished with a modern grey carpet, lead to the first-floor landing, which offers additional built-in storage and convenient loft access. This well-designed space creates an inviting introduction to the home while providing excellent functionality.

KITCHEN

9'10" x 8'9" (3.00 x 2.69)

A modern kitchen offering an excellent range of gloss drawers, wall and base units, all topped with a laminated worktop. Features include a stainless-steel sink with mixer tap, integrated oven, four-ring gas hob with extractor, and space and plumbing for both a washing machine and a dishwasher. There is also room for a tall fridge-freezer. Finished with vinyl flooring, fresh painted décor, a radiator, and a uPVC window providing plenty of natural light.

GROUND FLOOR WC

5'10" x 3'3" (1.78 x 1.01)

The ground floor WC features a sleek white two-piece suite, including a pedestal hand basin with chrome mixer tap and stylish tiled surrounds, paired with a low-flush WC. Finished with neutral painted décor and carpeted flooring, the space is bright and airy, complemented by an extractor fan for ventilation.

LOUNGE/DINER

15'3" x 13'8" (4.67 x 4.17)

The spacious lounge-diner offers comfortable fitted carpet, neutral painted décor, and a radiator for warmth. A uPVC window fills the room with natural light, while a uPVC door provides direct access to the rear courtyard, making it an ideal space for relaxing or entertaining.

BEDROOM ONE

12'10" x 9'1" (3.92 x 2.79)

The principal bedroom is a generous double situated to the rear of the property, flooded with natural light from a uPVC window. Finished with soft carpet and neutral décor, it features a radiator and offers ample space for wardrobes and additional bedroom furniture, creating a stylish and comfortable retreat.

BEDROOM TWO

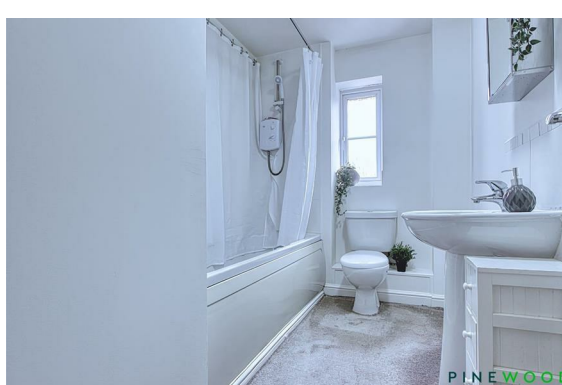
14'0" x 8'6" (4.27 x 2.60)

A generous double bedroom at the front of the property, bathed in natural light from a uPVC window. Featuring soft carpet and neutral décor, with a radiator and plenty of space for wardrobes and additional furniture, this room provides a comfortable and elegant retreat.

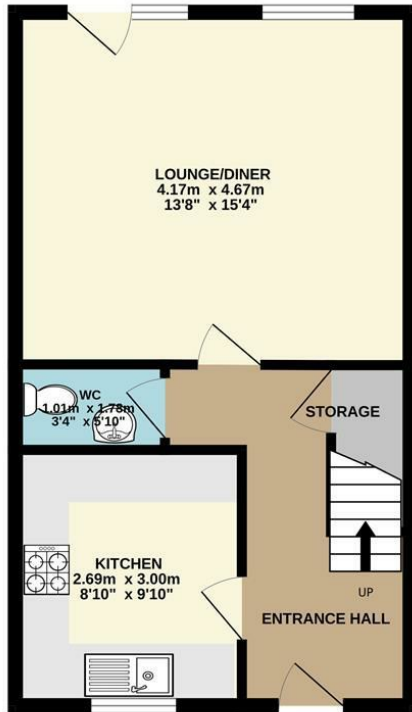
BEDROOM THREE

10'11" x 7'10" (3.34 x 2.41)

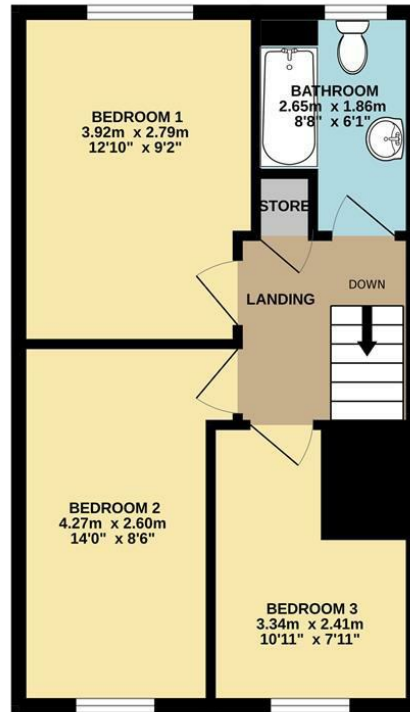
A stylish single bedroom at the front of the property, filled with natural light from a uPVC window. Finished with soft carpet and neutral décor, complete with a radiator, this versatile space is perfect as a guest bedroom, home office, or nursery.



GROUND FLOOR
38.3 sq.m. (412 sq.ft.) approx.

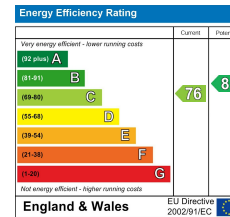


1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 74.9 sq.m. (807 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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BATHROOM

8'8" x 6'1" (2.65 x 1.86)

A stylish bathroom featuring a contemporary white three-piece suite, including a bath with overhead shower, low-flush WC, and a pedestal sink with chrome mixer tap. Finished with carpeted flooring, neutral painted décor, a wall-mounted radiator, extractor fan, and a uPVC frosted window, this space combines functionality with a clean, elegant aesthetic.

EXTERIOR

To the front, the property offers the convenience of two driveway parking spaces. At the rear, a south-facing, enclosed courtyard provides a private and sun-filled outdoor space that is low-maintenance yet perfect for relaxing or entertaining in style.

GENERAL INFORMATION

Tenure - Freehold
uPVC Double Glazing
Total Floor Area - 807.00 sq ft / 74.9 sq m
EPC Rated C
Council Tax Band B
Gas Central Heating - Combi Boiler

Flood Zone 1 - Flood Zone 1 is defined by the Environment Agency as an area with a low probability of flooding, specifically a less than 0.1% annual probability of river or sea flooding (less than a 1 in 1000 chance)

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

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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Clowne, S43 4JN
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