



Hill View Road, Brimington, Chesterfield, Derbyshire S43 1JN

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£190,000

PINEWOOD



Hill View Road Brimington Chesterfield Derbyshire S43 1JN

£190,000

**2 bedrooms
1 bathrooms
1 receptions**

- Situated in this highly sought after residential location which is extremely convenient for local amenities, reputable schools, bus routes and within easy access of Chesterfield town centre.
- To the front of the property there is a low maintenance block paved driveway providing parking for two/three cars
- Enclosed landscaped rear garden - shed and summerhouse - perfect setting for outside social/family entertainment and enjoyment.
 - Spacious conservatory ideal for use as a dining/family area
- Modern kitchen fitted in 2025 - with integrated oven, hob and extractor - large pantry/store
 - Inviting lounge with bay window
- Second bedroom has been skimmed - The perfect blank canvas
 - Spacious double main bedroom with built in wardrobes
- Modern fully tiled bathroom with white suite and shower over bath
- New Combi Boiler Fitted 2025 - 9 years Warranty Remaining - uPVC Double Glazing



Upgraded Two-Bedroom Semi-Detached Home

Situated in a highly sought-after residential location, this two-bedroom semi-detached home offers a perfect blend of modern comfort and convenience. The property is close to local amenities in Brimington, reputable schools, and bus routes, with easy access to Chesterfield town centre.

The ground floor comprises an entrance hall, inviting lounge with a bay window, leading to the modern kitchen, re fitted in 2025, features integrated oven, hob, and extractor, along with a large pantry/store, providing a practical and stylish space for cooking and storage, this leads to the spacious conservatory, ideal for use as a dining or family area.

Upstairs, the main bedroom is a generous double with built-in wardrobes, while the second bedroom has been newly skimmed, offering the perfect blank canvas. A contemporary fully tiled bathroom includes a white suite with shower over the bath.

The property benefits from a new combi boiler fitted in 2025 with nine years of warranty remaining, uPVC double glazing throughout, and a well-maintained interior.

Externally, the low-maintenance block-paved driveway to the front provides parking for two/three cars. The enclosed, landscaped rear garden features a shed and summerhouse, creating a perfect setting for outdoor socialising and family enjoyment.

This property is ideal for first-time buyers, families, or anyone seeking a modern, ready-to-move-into home in a desirable village location.

Video Tour Available - Take a Look Around

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring painted décor and carpeted stairs. The space is complemented by a radiator, a composite front door, and a UPVC window that allows natural light to brighten the landing. Loft access provides additional storage and practicality.

LOUNGE

15'7" x 11'10" (4.75 x 3.63)

A bright and inviting space featuring a UPVC bay window and freshly painted décor. The room is fitted with carpet flooring, a radiator, and a gas fire set within a charming wooden surround and marble hearth. Decorative coving adds a touch of character to the ceiling.

KITCHEN

15'5" x 8'0" (4.70 x 2.45)

Recently fitted in 2025 this modern kitchen features tiled flooring and a UPVC window that fills the space with natural light. It is fitted with laminate worktops and a stainless-steel sink with a chrome mixer tap. There is space and plumbing for a washing machine, a four-ring gas hob with oven, soft-close cupboards, and ample room for a tall fridge freezer. A pantry provides additional storage, while a radiator ensures the room remains warm and comfortable.

CONSERVATORY

15'10" x 9'0" (4.85 x 2.75)

A versatile and light-filled space with wooden laminate flooring and UPVC windows. UPVC French doors provide direct access to the rear garden, making this room an ideal dining or family area.

BEDROOM ONE

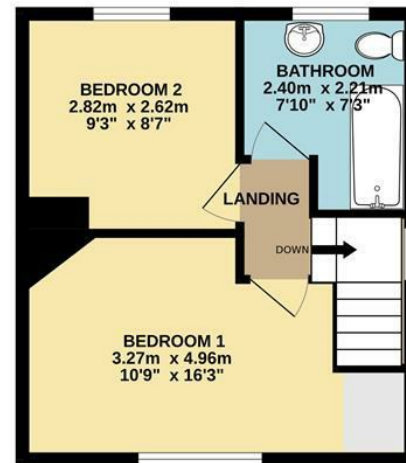
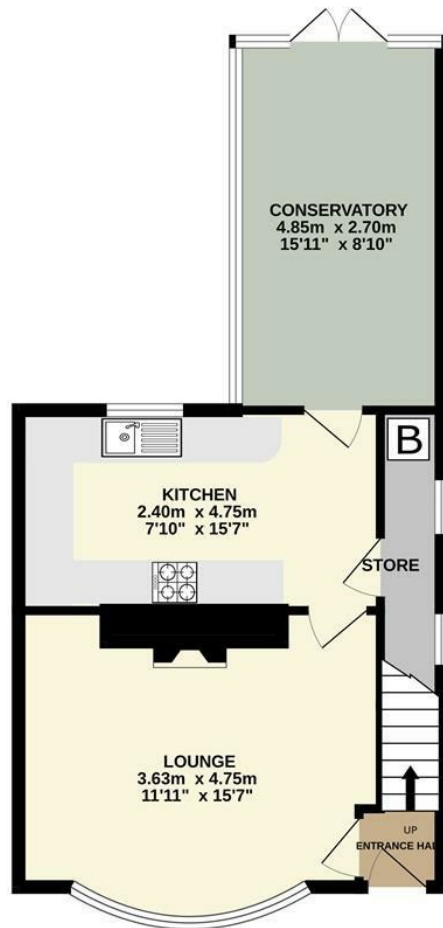
16'3" x 10'8" (4.96 x 3.27)

A spacious double bedroom to the front of the property, featuring built-in wardrobes, a UPVC window, and a radiator. The room is finished with painted décor, creating a bright and welcoming space.



GROUND FLOOR
47.4 sq.m. (510 sq.ft.) approx.

1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA : 76.6 sq.m. (824 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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BEDROOM TWO
9'3" x 8'7" (2.82 x 2.62)

A generous double bedroom to the rear of the property, recently skimmed and finished with carpet. The room benefits from a UPVC window and a radiator, with far-reaching views over the surrounding countryside.

BATHROOM
7'10" x 7'3" (2.40 x 2.21)

A contemporary family bathroom, fully tiled and featuring a UPVC frosted window for privacy. Fitted with a low-flush WC and a ceramic sink with a chrome mixer tap set into a stylish vanity unit. The bath is complemented by a glass shower screen and a wall-mounted chrome mixer shower, with a radiator providing warmth and comfort.

EXTERIOR

To the front is a block paved driveway for two/three cars and to the rear is a fully enclosed garden featuring a combination of patio, lawn, and raised decking, perfect for outdoor entertaining or relaxing. The garden also benefits from a shed and a summer house, providing practical storage and additional space for leisure.

GENERAL INFORMATION

Total Floor Area 824.00 sq ft / 76.6 sq m

EPC Rated TBC

Council Tax Band - A - Chesterfield Borough Council

uPVC Double Glazing

Gas Central Heating - New Combi Boiler Fitted 2025 - Approx. 9 years Warranty Remaining
Loft - Insulation Fitted 2010 - Approx. 10 years Warranty Remaining

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.

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.

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		
England & Wales	EU Directive 2002/91/EC	

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