



Bank Street, Brimington, Chesterfield, Derbyshire S43 1LZ

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  EPC D

Guide Price £200,000

PINEWOOD



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Guide Price £200,000

**3 bedrooms
1 bathrooms
1 receptions**

- Ideal for First Time Buyers, Couples, Small Families & Investors
 - Upgraded by the Current Owners to a High Standard
- Substantial Corner Plot - Landscaped Rear Garden with Lawn, Patio, Pagoda - Fully Enclosed
- Driveway Parking to the front for Two Cars and Additional Layby Parking to the Front
- New Stylish Bathroom Fitted in 2023 with Black Finishing's and Shower Over Bath
 - Popular Residential Estate in Sought After Village of Brimington - Cul De Sac Location
 - Dual Aspect Living Room with Inglenook Feature Fireplace
- Stunning Kitchen Diner with Integrated Fridge, Freezer, Space for Cooker, Space for Table, Built in Store/pantry and uPVC Doors out to the Rear Garden
 - Two Double Bedrooms and a Single Room - Built in Wardrobes to Bedroom One
- Gas Central heating - uPVC Double Glazing and Composite Front Door, EPC Rated C - Council Tax Band A



****GUIDE PRICE £200,000 - £210,000****

This attractive three-bedroom semi-detached **UPGRADED FAMILY** home occupies a substantial corner plot within a peaceful cul-de-sac in the highly sought-after village of Briminton. Ideally positioned for access to local amenities, including reputable primary and secondary schools, the property also benefits from excellent transport links via main commuter routes.

Beautifully proportioned and upgraded by the current owners, this impressive home offers an abundance of upgrades including new kitchen, stylish oak internal doors, new flooring/carpet, new bathroom and new decor.

The accommodation briefly comprises: an welcoming entrance hall, a spacious dual aspect lounge with inglenook feature fireplace housing and electric fire, a modern sage green kitchen/dining room with integrated fridge, freezer, space for oven, space/plumbing washer and built-in storage/pantry.

To the first floor, there are three bedrooms, two double and one single, with the principal bedroom further enhanced by built-in wardrobes, and a stylish upgraded family bathroom featuring a modern white three-piece suite with black finishing's and shower over bath.

Externally, the property is sat on a generous corner plot and boasts a beautifully landscaped rear garden with a new patio fitted in 2024, gravel, lawn, mature plants and shrubs and a shed, offering a high degree of privacy. To the front, a private driveway provides parking for two cars and additionally there is also layby parking on the street. Gas Central Heating(Combi Boiler) and uPVC Double Glazing.

Early viewing is highly recommended to avoid missing out on this exceptional home.

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

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

ENTRANCE HALL/SAIRS AND LANDING

A welcoming entrance hall with composite front door, featuring wood-effect laminate flooring, radiator, and neutral painted décor. Stairs lead to the first-floor landing, which benefits from a UPVC window, radiator, and access to the loft.

KITCHEN DINER

16'4" x 11'10" (5.00 x 3.61)

A spacious and well-appointed kitchen diner fitted in 2021 featuring tiled flooring, partially tiled walls, and neutral painted décor. The room is flooded with natural light via two UPVC windows, full-length glazed panels, and UPVC doors opening onto the rear garden. The kitchen is fitted with a range of stylish sage green wall and base units with soft-close drawers, complemented by a stainless steel sink with black mixer tap and spray attachment. Appliances include an integrated fridge and freezer, with space for a freestanding cooker. Additional benefits include a built-in storage cupboard/pantry, radiator, and ample space for a dining table, making this an ideal family and entertaining space.

LOUNGE

16'4" x 10'5" (5.00 x 3.18)

A bright and inviting dual-aspect lounge featuring wooden laminate flooring and attractive wall panelling to one wall. The room benefits from two UPVC windows allowing plenty of natural light, an impressive inglenook fireplace as a focal point housing and electric fire, neutral painted décor, and a radiator.

BATHROOM

6'0" x 5'6" (1.84 x 1.68)

A stylish, fully tiled bathroom fitted in 2023 featuring a modern suite comprising a low-flush WC and a bath with a sleek black rainfall shower and glazed screen. The ceramic wash basin is set within a contemporary vanity unit with a black mixer tap, complemented by a heated towel radiator. Additional features include inset spotlights, an illuminated mirror, and a UPVC window providing natural light.

BEDROOM ONE

13'4" (into wardrobes) x 8'3" (4.07 (into wardrobes) x 2.52)

A well-proportioned double bedroom positioned to the front of the property, featuring a UPVC window, radiator, carpeted flooring, wallpaper décor with built-in wardrobes.

BEDROOM TWO

11'4" x 9'0" (3.47 x 2.75)

A comfortable double bedroom enjoying a side aspect, featuring a UPVC window, carpeted flooring, and neutral painted décor.

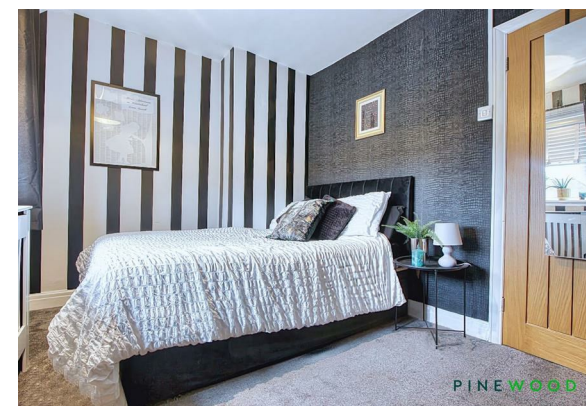
BEDROOM THREE

7'10" x 7'5" (2.41 x 2.28)

A single bedroom positioned to the rear of the property, featuring a UPVC window, radiator, carpeted flooring, and neutral painted décor.

EXTERIOR

To the front of the property is driveway parking for two vehicles, along with additional lay-by parking. Gated side access leads to a generous rear garden, featuring a patio area fitted in 2024, pergola, lawn, and an abundance of well-established plants and shrubs.



GENERAL INFORMATION
 Tenure - Freehold
 uPVC Double Glazing
 Total Floor Area - 724.00 sq ft /67.2 sq m
 EPC Rated D
 Council Tax Band A
 Gas Central Heating - Combi Alpha Boiler
 Loft - Partially Boarded with Lighting and Pull Down Ladder

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.

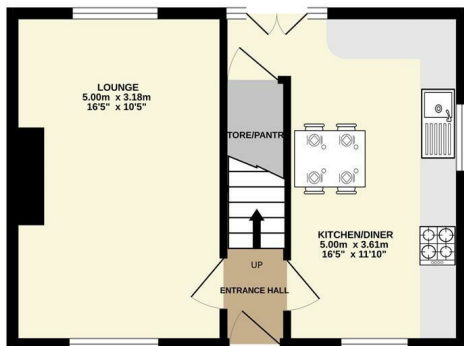
MORTGAGE ADVICE

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

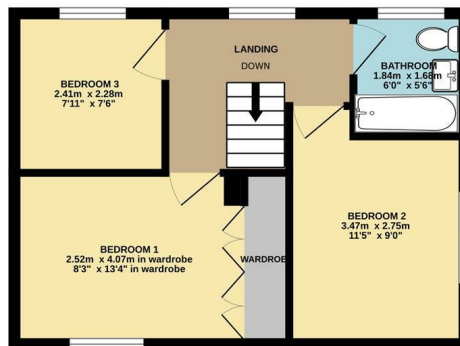
DISCLAIMER

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

GROUND FLOOR
 33.4 sq.m. (359 sq.ft.) approx.

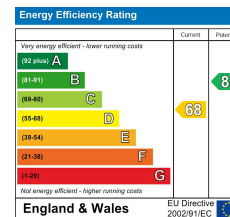


1ST FLOOR
 33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 67.2 sq.m. (724 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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