



**Windmill Way, Brimington, Chesterfield, S43 1GR**

 3    2    1    EPC

**£210,000**

**PINEWOOD**

# Windmill Way Brimington Chesterfield

S43 1GR

**£210,000**

**3 bedrooms  
2 bathrooms  
1 receptions**

■ Ideal for the First Time Buyer, Investor or First Time Buyers

■ Quiet End of Cul De Sac Location

■ Ensuite Shower Room - Family Bathroom with Shower over Bath - Ground Floor Wc

■ Open Plan Kitchen with Breakfast Bar Seating ,Integrated Appliances include an  
Oven, Hob, Extractor and Bin

■ Inviting Open Plan Lounge Area with built in Storage Cupboard

■ Two Double Bedrooms and a Single Bedroom - Built in Wardrobes to Bedroom One

■ Two Allocated Parking Spaces

■ South East Facing Rear Enclosed Landscaped Garden with Patio and Lawn

■ Gas Central Heating (Combi Boiler) - uPVC Double Glazing - New Composite Front  
Door 2022 - New uPVC Patio Doors 2022

■ Close to all the Village Amenities - Popular village on the East of Chesterfield - Easy  
Access to the Main Commuter Routes and M1 Motorway Access





Stunning Upgraded Three-Bedroom End Townhouse – Quiet Cul-de-Sac Location

Located in a sought-after cul-de-sac in Brimington, this beautifully modernised three-bedroom end townhouse offers stylish, move-in-ready accommodation ideal for first-time buyers, young families or investors.

Extensively upgraded in recent years, the property features a superb open-plan living kitchen diner with breakfast bar seating, integrated appliances include an oven, hob, extractor and bin and uPVC patio doors opening onto the enclosed rear garden. A contemporary downstairs WC completes the ground floor.

Upstairs offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a modern family bathroom. New carpets, refreshed décor and quality finishes throughout.

Externally, there are two allocated parking spaces and an enclosed tiered rear garden with patio and lawn areas — perfect for relaxing or entertaining.

Conveniently positioned close to schools, amenities, main commuter links and the M1 Motorway (J29A & J30), with the Peak District just a short drive away.

Early viewing highly recommended.

#### ENTRANCE HALL

Accessed via a composite entrance door, the hallway features wooden laminate flooring, neutral painted décor and a wall-mounted radiator

#### STAIRS AND LANDING

The stairs rise from the lounge, the carpeted landing benefits from a UPVC window, a useful built-in storage cupboard and access to the loft space.

#### GROUND FLOOR WC

5'8" x 2'9" (1.75 x 0.85)

Fitted with wooden laminate flooring, this WC features a low-flush WC, pedestal sink with chrome taps, radiator and painted décor. The room is finished with tiled surrounds and decorative wall panelling to the lower walls, creating a stylish and practical space.

#### LIVING ROOM (OPEN PLAN TO KITCHEN DINER)

17'8" x 15'1" (5.40 x 4.62)

A bright and spacious living room featuring wooden laminate flooring, neutral painted décor and coving to the ceiling. A UPVC window allows for ample natural light, while two radiators provide comfort. Stairs rise from the lounge area to the first-floor landing, creating a practical yet sociable layout.

#### KITCHEN DINER (OPEN PLAN TO LIVING ROOM)

14'1" x 8'10" (4.57 x 2.70)

The well-appointed kitchen diner is fitted with soft-close cream shaker-style units, complemented by work surfaces and tiled surrounds. Appliances include a five-ring gas hob with extractor, built-in oven, and a 1.5 bowl sink with brushed stainless steel mixer tap. There is an integrated bin, space for a washing machine and space for an American-style fridge freezer. A breakfast bar offers additional seating, alongside space for a dining table. Further benefits include wooden flooring, a pantry, radiator, UPVC window and UPVC doors providing access to the rear.

#### BEDROOM ONE

13'11" x 8'6" (4.25 x 2.60)

A spacious double bedroom positioned to the front of the property, featuring carpeted flooring, neutral painted décor and a UPVC window. The room benefits from built-in double wardrobes, along with additional fitted wardrobes and storage cupboards, providing excellent storage solutions. A wall-mounted radiator completes the space.

#### ENSUITE SHOWER ROOM

8'8" x 4'7" (2.65 x 1.40)

A stylish en-suite featuring tiled laminate flooring and a modern shower with a black rainhead shower enclosure. The room is finished with neutral painted décor, a low-flush WC, wall-mounted radiator and a vanity unit with worktop, ceramic sink and chrome taps. Additional features include a shaver socket and extractor fan, creating a contemporary and practical space.

#### BEDROOM TWO

10'2" x 8'6" (3.10 x 2.60)

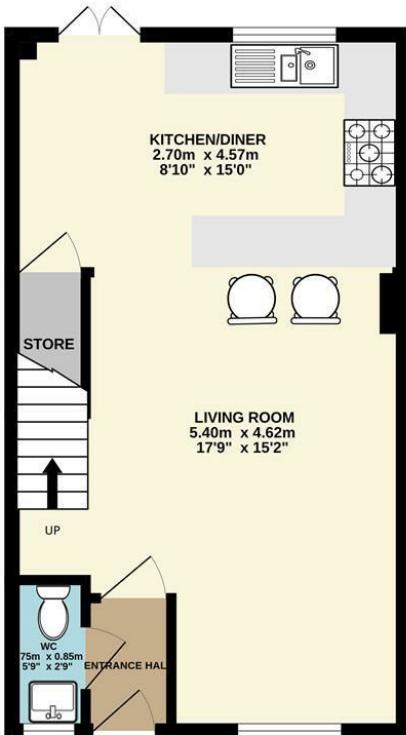
A double bedroom positioned to the rear of the property, featuring carpeted flooring, painted décor, a wall-mounted radiator and a UPVC window.

#### BEDROOM THREE

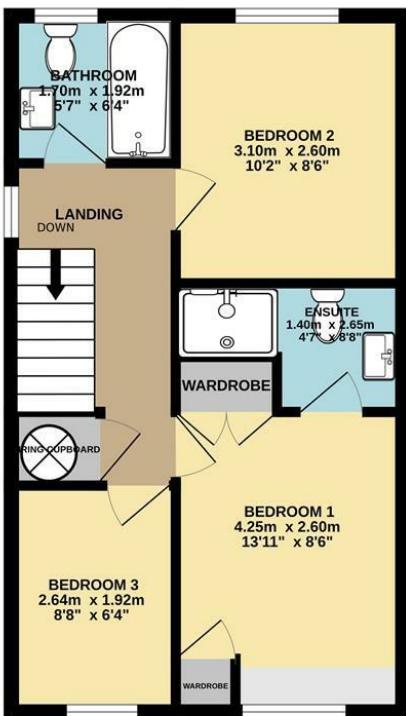
8'7" x 6'3" (2.64 x 1.92)

A single bedroom positioned to the front of the property, featuring carpeted flooring, painted décor, a wall-mounted radiator and a UPVC window.

GROUND FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



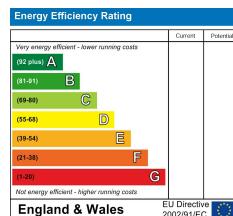
1ST FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 74.0 sq.m. (797 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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20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
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Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
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CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



## FAMILY BATHROOM

6'3" x 5'6" (1.92 x 1.70)

The bathroom is fitted with tiled effect linoleum flooring and benefits from a UPVC frosted window, radiator and neutral painted décor. The suite comprises a vanity unit with worktop incorporating a ceramic sink with chrome taps, a low-flush WC, and a bath with chrome taps and shower over. Tiled surrounds complete the space, creating a practical and well-presented family bathroom.

## EXTERIOR

The property benefits from two allocated parking spaces to the front. To the rear, there is an enclosed garden featuring a patio area, steps leading to a lawn, and secure fencing, creating a private and versatile outdoor space for relaxing or entertaining.

## GENERAL INFORMATION

Loft - Fully Boarded with Pull Down Ladder, Lighting and Power  
Gas Central Heating - Combi Boiler  
uPVC Double Glazing - New Composite Door Fitted 2022 - New uPVC Patio Doors Fitted 2022 - New uPVC Windows to Bedrooms Two and Three 2022  
EPC Rated - TBC  
Council Tax Band B - Chesterfield Borough Council  
Total Floor Area - 797.00 sq ft / 74.0 sq m

## 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.

## 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

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