

**Chesterfield Road, Holmewood, Chesterfield, Derbyshire S42 5TD**



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**£227,500**

**PINWOOD**

# Chesterfield Road Holmewood Chesterfield Derbyshire S42 5TD

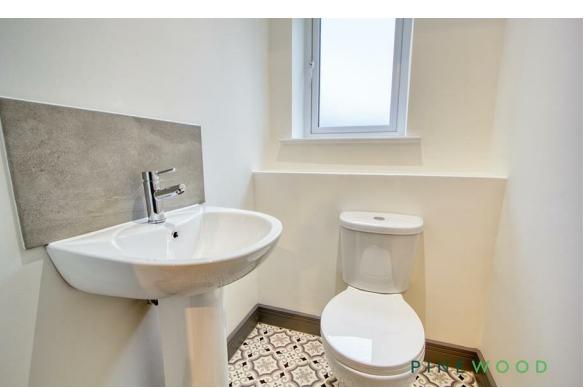


**£227,500**

**2 bedrooms  
1 bathrooms  
1 receptions**

- NEW BUILD TWO DOUBLE BED DORMA BUNGLOW - FINISHED TO A HIGH SPECIFICATION - 10 YEAR BUILD WARRANTY
- PRIVATE DRIVEWAY PARKING FOR TWO CARS WITH EV CHARGER
- STUNNING GREY HANDLELESS SOFT CLOSE KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR, DISHWASHER, FRIDGE FREEZER AND WASHING MACHINE - SPACE FOR DINING TABLE
- SPACIOUS LOUNGE DINER WITH UPVC FRENCH DOORS LEADING TO THE REAR GARDEN
- FULLY ENCLOSED SOUTH WEST FACING LANDSCAPED REAR GARDEN WITH PATIO AND LAWN
  - GROUND FLOOR WC WITH WHITE SUITE
- STYLISH PART TILED BATHROOM WITH WHITE SUITE - SEPERATE SHOWER ENCLOSURE AND BATH
- NEARBY ARE THE FIVE PITS TRAIL AND NATIONAL TRUST HARDWICK ESTATE FOR WALKS
- LOCATED IN A POPULAR VILLAGE WITH EASY ACCESS TO THE TOWNS OF CHESTERFIELD AND CAY CROSS - CLOSE TO THE M1 MOTORWAY JUNCT 29
- TRIPLE UPVC GLAZING - AIR SOURCE HEAT PUMP - RENEWABLE ENERGY SYSTEM FOR WATER AND HEATING - UNDER FLOOR HEATING - OAK VENEERED INTERNAL DOORS





NEW BUILD TWO DOUBLE BED DORMER BUNGALOW - HIGH SPECIFICATION - TWO PLOTS  
AVAILABLE - 10 YEAR BUILD WARRANTY

Nestled on Chesterfield Road in the charming village of Holmewood, this newly built dormer bungalow offers a perfect blend of modern living and comfort. Spanning an impressive 728 square feet, it has been finished to a high specification, ensuring that every detail has been thoughtfully considered.

Step inside to discover an entrance hall with storage, stunning grey soft close handleless kitchen, equipped with integrated Lamona appliances including an oven, four ring hob, extractor, dishwasher, fridge freezer, and washing machine. The kitchen is designed with a space for a dining table, making it perfect for entertaining guests or enjoying family meals.

The living room is spacious and offers access to the rear south west facing garden and the sleek WC completes the ground floor. Upstairs are two spacious double bedrooms and a well-appointed contemporary bathroom, with bath and shower enclosure, making it an ideal home for couples or small families.

To the rear the fully enclosed landscaped garden features a lovely patio and lawn area, ideal for outdoor relaxation or entertaining. To the front the property boasts a private driveway with parking for two vehicles, turning area and electric vehicle charger.

The triple UPVC glazing enhances energy efficiency, while the air source heat pump/renewable energy system provide sustainable heating and hot water, there is also the benefit of electric underfloor heating to the ground floor and oak veneered doors.

Located in this popular village, the bungalow offers easy access to the nearby towns of Chesterfield and Clay Cross, as well as convenient links to the M1 motorway junction 29. For those who enjoy the great outdoors, the Five Pits Trail and the National Trust Hardwick Estate are just a stone's throw away, providing opportunities for scenic walks.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring a modern composite front door and an entrance area with durable carpet, leading seamlessly to grey wood-effect vinyl flooring. The space is finished with painted décor and a uPVC window, creating a bright and airy feel. Practical storage is provided with built-in cupboards housing the tank, plus under-stairs storage. The landing continues with a neutral décor and radiator, offering access to the first-floor rooms.

#### GROUND FLOOR WC

5'0" x 3'9" (1.53 x 1.20)

A modern and practical WC featuring grey tiled-effect vinyl flooring, a low-flush WC, and a pedestal sink with chrome mixer tap. The room is finished with a tiled surround, painted décor, inset spotlights, and a uPVC frosted window providing natural light and privacy.

#### KITCHEN DINER

17'7" x 9'9" (5.38 x 2.98)

A beautifully designed, contemporary kitchen/diner with wood-effect vinyl flooring and painted décor, featuring a uPVC window and uPVC French doors opening onto the rear garden. The kitchen is fitted with soft grey handle-less soft-close drawers, wall and base units, complemented by laminated worktops. Integrated Lamona appliances include a 4-drawer freezer, fridge and freezer, washing machine, dishwasher, high-level oven, 4-ring induction hob with stainless-steel extractor, and a stainless-steel sink with mixer tap. Inset spotlights complete this modern and practical space, with space for a table, ideal for dining and entertaining.

#### LIVING ROOM

16'9" x 9'0" (5.11 x 2.76)

A bright and spacious living room featuring neutral carpeting and painted walls. Natural light fills the room through a uPVC window and uPVC French doors that open directly onto the rear garden, creating a welcoming and airy space.

#### BEDROOM ONE

13'1" x 11'10" (4.00 x 3.63)

A spacious double bedroom with a dual-aspect layout, featuring neutral carpeting, painted décor, and a radiator. The room is filled with natural light from a uPVC window and skylight, creating a bright and welcoming space.

#### BEDROOM TWO

13'1" x 7'10" (4.00 x 2.39)

A spacious double bedroom with a dual-aspect layout, featuring neutral carpeting, painted décor, and a radiator. The room benefits from a uPVC window and skylights, allowing an abundance of natural light to create a bright and airy atmosphere.

#### BATHROOM

6'9" x 5'8" (2.06 x 1.75)

A modern and stylish bathroom featuring grey wood-effect vinyl flooring and a part-tiled, part-painted décor. The suite comprises a bath with chrome mixer taps, a separate shower enclosure with chrome shower, low-flush WC, and pedestal sink with chrome mixer tap. Additional features include a wall-mounted chrome towel radiator, extractor fan, and a uPVC frosted window providing natural light and privacy.



## EXTERIOR

To the front, the property offers a tarmac driveway with parking for two vehicles, decorative planted borders, and an EV charging point. At the rear, there is an enclosed landscaped garden, predominantly laid to lawn, with a patio area perfect for outdoor seating and entertaining.

## GENERAL INFORMATION

RENEWABLE ENERGY SYSTEM - AIR SOURCE HEAT PUMP - UNDER FLOOR ELECTRIC HEATING TO GROUND FLOOR  
UPVC TRIPLE GLAZING  
FREEHOLD  
TOTAL FLOOR AREA - 728.00 SQ FT / 67.6 SQ M  
COUNCIL TAX BAND - TBC  
EPC RATING C - NEDDC  
EV CHARGER  
10 YEAR BUILD WARRANTY

## 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.

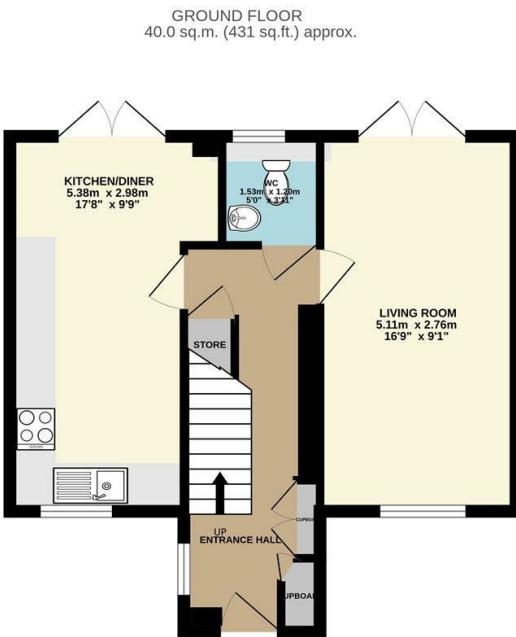
Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind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

## DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

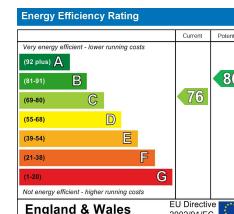
## MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details



TOTAL FLOOR AREA : 67.6 sq.m. (728 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of these particulars, 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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Mansfield, NG1  
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Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



# PINEWOOD