



Hawthorne Road, Barlborough, Chesterfield, Derbyshire S43 4ZD

 2

 1

 1

EPC

B

£200,000

PINEWOOD

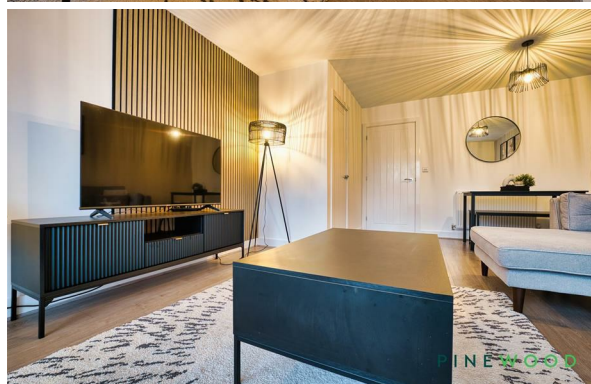


# Hawthorne Road Barlborough Chesterfield Derbyshire S43 4ZD

**£200,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- Modern, sleek kitchen area with integrated fridge freezer, oven, hob, sink and drainer
  - Two large double bedrooms, bedroom 1 having a built in wardrobe
- Semi-detached house, located on the newbuild estate Hawthorne Meadows
  - Located on Hawthorne Road, modern and safe for families
    - Close to local amenities
  - Spacious 715 sq ft with ample storage space and space for furniture
  - 1 huge reception room with double French doors leading out into the garden
    - EPC rated: B
  - Freehold - Council Tax Band: B
    - Viewing recommended



**\*\*IMPECCABLE MODERN SEMI-DETACHED 2 BED HOME READY TO BE MOVED INTO\*\***

This property sits on the newbuild estate Hawthorne Meadows along Hawthorne Road in Barlborough, Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 715 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a cosy yet stylish home.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, providing an inviting space for relaxation and entertaining. The heart of the home is undoubtedly the modern and sleek kitchen area, which boasts contemporary fittings and ample storage, making it a joy for any culinary enthusiast.

The first bedroom is particularly noteworthy, featuring an expansive wardrobe space complemented by a large curtain door, ensuring that your belongings are neatly tucked away while adding a touch of elegance to the room. The second bedroom is equally inviting, offering a comfortable retreat for rest and relaxation.

The property also includes a well-appointed bathroom, designed with functionality in mind. Outside, you will find parking space for two vehicles, a valuable asset in this desirable location.

With its appealing features and convenient amenities, this semi-detached house on Hawthorne Road presents an excellent opportunity for those looking to settle in the picturesque Derbyshire area. Don't miss the chance to make this charming property your new home.

Contact Pinewood Properties for more information or to book a viewing!

**Lounge/Diner**

16'0" x 13'10" (4.89m x 4.21m)

This inviting lounge/diner offers a spacious and bright environment, with large doors opening to the garden flooding the room with natural light. The space comfortably accommodates a generous seating area and dining table, with wood-effect flooring adding warmth underfoot. A contemporary feature wall with vertical wood slats provides a stylish focal point, while subtle lighting fixtures create a relaxed atmosphere in the evenings.

**Kitchen**

9'10" x 6'9" (3.01m x 2.07m)

The kitchen is thoughtfully arranged, featuring sleek white cabinets paired with light wood-effect worktops. A stylish grey-tiled splashback adds a touch of character, complementing the integrated appliances, including an oven and hob. A window above the sink allows natural light to brighten the space, while the compact design ensures efficient use of the room for cooking and storage.

**WC**

The ground floor benefits from a convenient cloakroom featuring a modern white toilet and pedestal sink, complemented by a chrome towel radiator and a window that provides natural light. The neutral decor and practical flooring make this a useful and well-maintained space for guests and everyday use.

**Landing**

The landing upstairs is bright and welcoming, with neutral decor and carpeted flooring offering a soft, comfortable feel. From here, doors lead to two bedrooms and the bathroom, with a radiator providing warmth and a practical layout that connects the rooms efficiently.

**Bedroom 1**

10'7" x 11'9" (3.23m x 3.59m)

Bedroom 1 is a well-proportioned room with two windows allowing plenty of natural light to fill the space. Neutral walls and carpeted floors create a cosy atmosphere, and a built-in wardrobe offers practical storage. The room is spacious enough to easily accommodate a double bed alongside bedside tables and additional furniture.

**Bedroom 2**

8'3" x 13'10" (2.52m x 4.21m)

Bedroom 2 is a bright and airy space with two windows bringing in natural light. Its longer layout provides versatility for use as a bedroom or nursery, with carpeted floors and neutral walls creating a peaceful environment. The room comfortably fits essential furniture while leaving room for play or study space.

**Bathroom**

7'1" x 5'10" (2.15m x 1.78m)

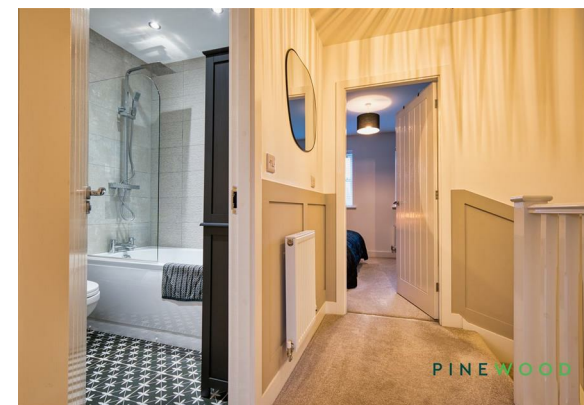
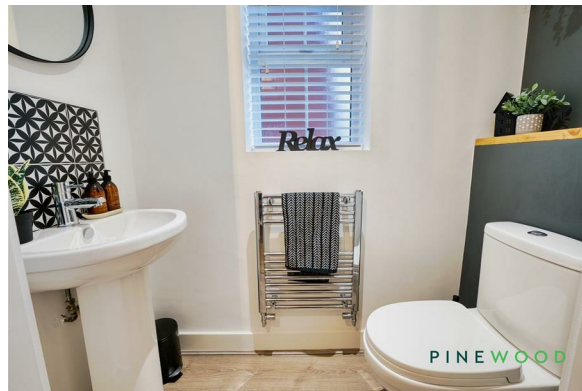
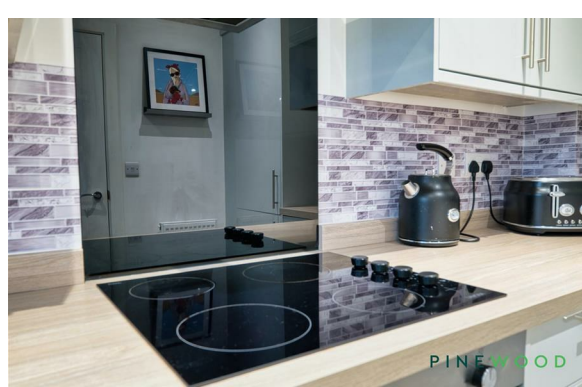
The bathroom is modern and stylish, fitted with a white bath with a shower overhead and a glass shower screen. The walls around the bath are tiled in a light, neutral tone, complementing the black and white patterned floor tiles. A white basin set against a plain wall with a circular mirror adds to the contemporary look, with a toilet completing the suite.

**Front Exterior**

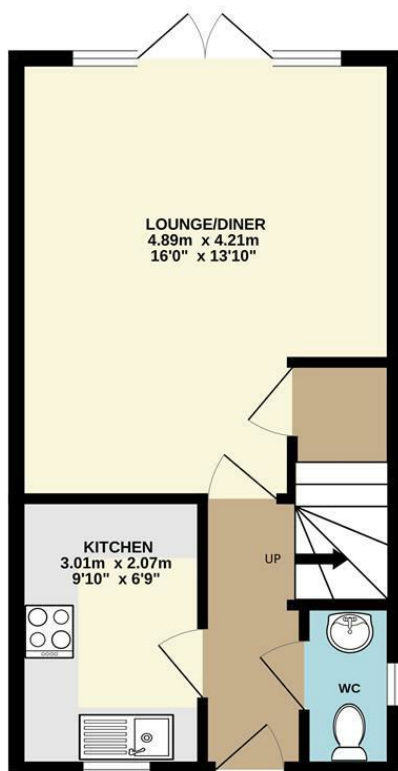
The front exterior presents a modern semi-detached home with light brickwork and a black front door. A neatly kept lawn and pathway lead to the entrance, while a side gate offers access to the rear garden. The property sits well in a quiet residential area, with ample parking nearby.

**Rear Garden**

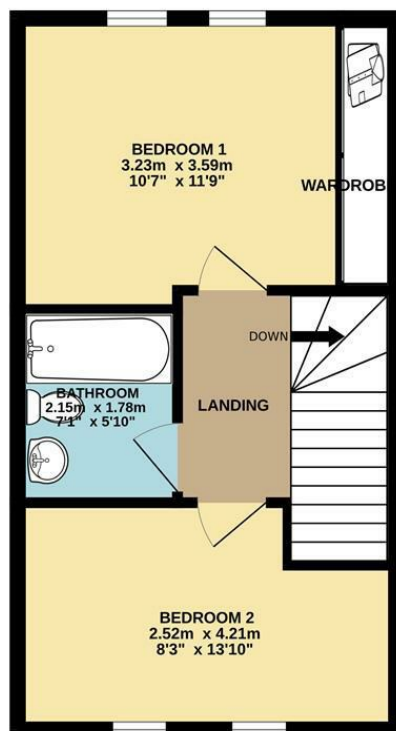
This fully enclosed rear garden features a well-maintained lawn bordered by tall wooden fencing for privacy and security. The garden provides a perfect outdoor space for relaxation or entertaining, complemented by a small patio area that can accommodate garden furniture and enjoy the open air.



GROUND FLOOR  
33.2 sq.m. (357 sq.ft.) approx.



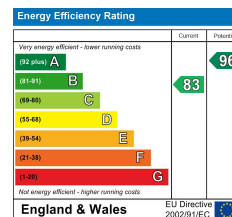
1ST FLOOR  
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 66.4 sq.m. (715 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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**GENERAL INFORMATION**  
EPC: B  
Council Tax Band: B  
Total Floor Area: 715 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating

#### 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

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.

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