



Church Road, Stanfree, Chesterfield, S44 6AQ

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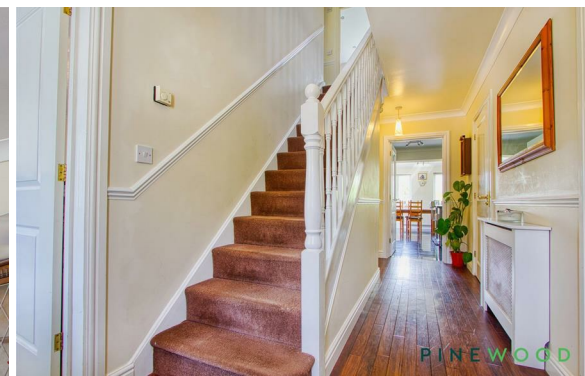
Offers In The Region Of  
240,000

P I N E W O O D





# Church Road Stanfree Chesterfield S44 6AQ



## Offers In The Region

06425 000

**4 bedrooms**

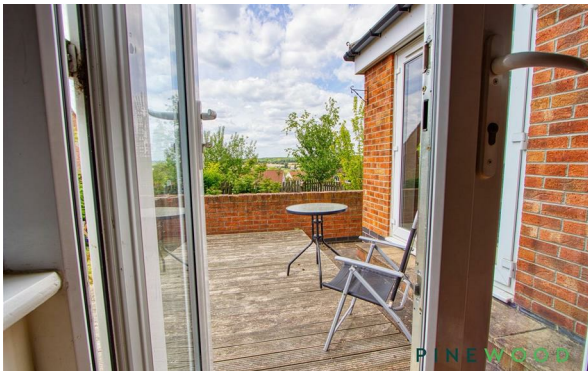
**3 bathrooms**

**3 receptions**

- 4-bedroom detached house
- Versatile living spaces - Huge attic space, with potential for multiple uses
  - Open-plan kitchen/dining
  - Two en-suite bedrooms
    - Built-in wardrobes
  - Decked outdoor area
  - Modern utility room
- Close to Local Amenities & Excellent Transport Links
  - No Chain Property Located in Stanfree
  - Freehold - Council Tax Band (E)







THIS PROPERTY OFFERS A DELIGHTFUL BLEND OF COMFORT AND STYLE, MAKING IT AN IDEAL CHOICE FOR THOSE SEEKING A VERSATILE FAMILY HOME...

Nestled on Church Road in the charming village of Stanfree, Chesterfield, 15 Church Road is a remarkable detached house that combines modern living with ample space for a growing family. Built in 2006. Situated in a peaceful & rural location close to local amenities and excellent transport links.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through three well-appointed reception rooms. The snug, which can easily serve as a home office, provides a quiet retreat, while the spacious lounge invites relaxation. A Dining Room with direct access to the garden adds to the convenience of this thoughtfully designed home. The heart of the property is undoubtedly the expansive open-plan kitchen and dining area. A modern utility room and a convenient WC complete the ground floor, ensuring practicality for everyday living.

Venturing upstairs, you will find four generously sized bedrooms, two of which boast private en-suites and built-in wardrobes, offering both comfort and privacy. A well-appointed family bathroom serves the remaining bedrooms, ensuring that everyone has their own space.

The outdoor area is equally impressive, with a decked space that can be accessed from both the kitchen and the downstairs bedroom. This area is perfect for al fresco dining, entertaining guests, or simply enjoying the tranquil surroundings.

With parking available for up to four vehicles, this property is not only spacious but also practical. 15 Church Road is a rare find, offering tasteful finishes and modern amenities in a layout designed for both comfort and convenience. This home is truly a wonderful opportunity for those looking to settle in a peaceful yet accessible location.

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

#### ENTRANCE HALL

A welcoming entrance with durable laminate flooring, a front uPVC door, matching window, and an understairs storage cupboard offering everyday practicality.

#### LOUNGE

16'4" x 12'11" (5 x 3.95)

A spacious, light-filled living room featuring two uPVC windows, a charming feature fireplace, fitted carpet underfoot, and two central heating radiators – creating a warm, inviting atmosphere for family relaxation.

#### OFFICE

7'11" x 12'7" (2.43 x 3.84)

A quiet and versatile room ideal for a second sitting room, home office, or study. Finished with fitted carpet, a uPVC window, and a central heating radiator.

#### WC

Stylishly appointed with tiled flooring, vanity sink unit with storage, toilet, and a central heating radiator—perfectly positioned for guest use.

#### DINING ROOM

12'2" x 12'10" (3.73 x 3.93)

(Currently being used as a Bedroom) A flexible ground-floor double bedroom with beautiful solid oak floorboards, central heating radiator, and patio doors leading out to the rear decking area—ideal for multi-generational living or guest accommodation.

#### KITCHEN / BREAKFAST ROOM

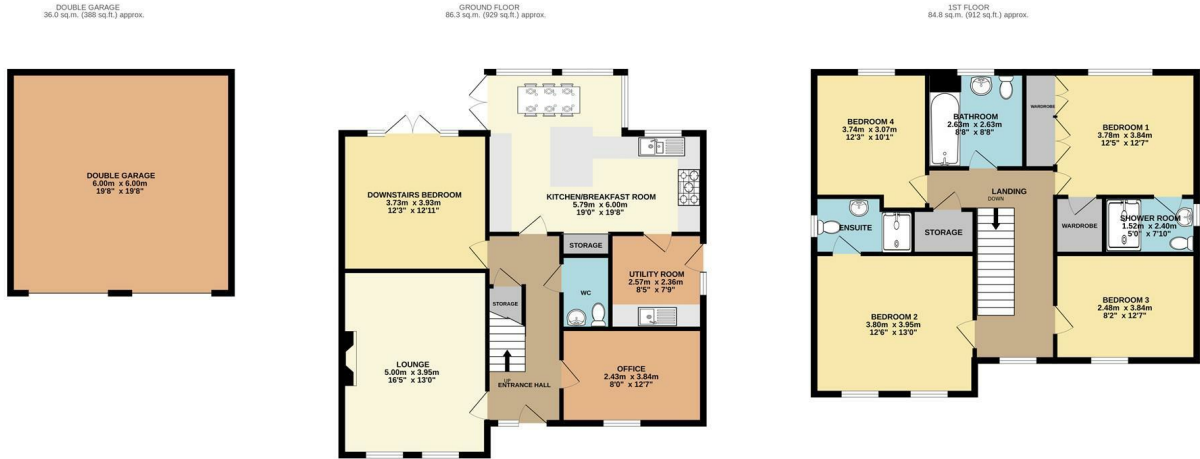
18'11" x 19'8" (5.79 x 6)

The heart of the home, this open-plan kitchen/diner is perfect for entertaining. It features tiled flooring, practical laminate worktops, a breakfast bar with stools, an integrated dishwasher, and a stainless-steel quarter-bowl sink and drainer beneath a uPVC window with garden views. The dining area offers space for a large table, three large uPVC windows, and patio doors to the decking. Central heating radiator and room for an American-style fridge freezer complete this sociable, functional space.

#### UTILITY ROOM

8'5" x 7'8" (2.57 x 2.36)

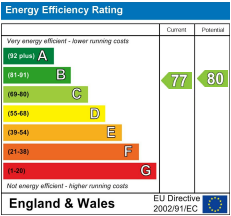
Tiled flooring, laminate worktops with inset sink and drainer, space and plumbing for washer and dryer, central heating radiator, and a side uPVC access door—ideal for busy family life.



TOTAL FLOOR AREA: 207.1 sq.m. (2229 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 1 + ENSUITE

12'4" x 12'7" (3.78 x 3.84)

A generous principal bedroom featuring fitted carpet, central heating radiator, uPVC window, built-in wardrobe and a walk-in wardrobe for exceptional storage. Also benefits from a private en-suite.

Stylish and contemporary with laminate-tiled flooring, full tiled splash backs, walk-in dual-head shower (including rainfall head), vanity sink and toilet unit, heated towel rail, and frosted uPVC window for privacy.

#### BEDROOM 2 + ENSUITE

12'5" x 12'11" (3.8 x 3.95)

A spacious double bedroom with fitted carpet, central heating radiator, and two uPVC windows allowing for excellent natural light. Includes its own en-suite.

Well-finished with laminate flooring, walk-in dual-head shower, pedestal hand wash basin, low-level WC, heated towel rail, and frosted uPVC window.

#### BEDROOM 3

8'1" x 12'7" (2.48 x 3.84)

Bright and comfortable with fitted carpet, uPVC window, and central heating radiator.

#### BEDROOM 4

12'3" x 10'0" (3.74 x 3.07)

Another good-sized room with fitted carpet, central heating radiator, and uPVC window—ideal as a nursery, office, or fourth bedroom.

#### FAMILY BATHROOM

8'7" x 8'7" (2.63 x 2.63)

Featuring tiled flooring and half-height tiled walls, this bathroom includes a full-sized bath, pedestal hand wash basin, WC, and a frosted uPVC window. A clean and well-maintained family space.

#### ATTIC SPACE

A cavernous attic space, bubbling with potential to be turned into an extra room or become a huge office space. Whatever the needs might be, this versatile room can enable you and provide a space that is ready to be whatever you need it to be.

#### EXTERIOR

The rear garden is ideal for entertaining and outdoor family life, with decking accessible from both the kitchen and ground-floor bedroom. A spacious lawn, planted borders, and fencing for privacy complete this serene outdoor retreat.

To the front of the property you have a shared gravel driveway and a detached double garage.

#### GENERAL INFORMATION

EPC: TDC

COUNCIL TAX BAND: (E)

TOTAL FLOOR AREA: 207.1 sq.m. (2229 sq.ft.)

Gas Central Heating

#### A RESERVATION AGREEMENT MAYBE 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

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