



Rotherham Road, Scarcliffe, Chesterfield, S44 6ST

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Offers In The Region Of  
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PINEWOOD





# Rotherham Road Scarcliffe Chesterfield S44 6ST

## Offers In The Region

**4 bedrooms**  
**2 bathrooms**  
**2 receptions**

- Freehold - Council Tax Band (D)
- Spacious 4-bedroom house
  - Two modern bathrooms
  - Detached property
- Generous 1,291 sq ft
- Located in Scarcliffe
- Close to local amenities
- Easy access to transport
  - Ideal family home
- Viewing recommended





STUNNING DETACHED COTTAGE, WITH SPECTacular VIEWS AND AMPLE SPACE INSIDE, PERFECT FOR FAMILIES....

Nestled in the charming village of Scarcliffe, Chesterfield, this delightful detached house on Rotherham Road offers a perfect blend of comfort and modern living. With a generous 1,291 square feet of well-designed space, this property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

The house features two well-appointed bathrooms, ensuring convenience for all residents. The layout is thoughtfully arranged to provide both privacy and communal areas, perfect for entertaining or relaxing after a long day. Not to mention the stunning ensuite room attached to the principal bedroom for that sense of privacy and convenience.

Outside, the property benefits from parking for two vehicles, a valuable asset in this tranquil setting. The surrounding area is known for its picturesque landscapes and friendly community, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location, with local amenities and transport links within easy reach. Whether you are a growing family or simply seeking a spacious retreat, this home on Rotherham Road is sure to impress.

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

**\*\*Call Pinewood Properties for more information and to book a viewing\*\***

### ENTRANCE HALL

The large entrance hall is filled with natural light and welcomes you to this lovely home with the fitted carpet and central heating radiator, also including an understairs storage cupboard for that extra bit of practicality.

### LOUNGE

21'8" x 11'8" (6.62 x 3.56)

The large lounge features a fitted carpet, a uPVC window with a central heating radiator beneath it. Completed by double patio doors that lead out onto the rear garden.

### KITCHEN

9'5" x 11'7" (2.88 x 3.54)

The kitchen features lovely quartz worktops, a sink with quarter bowl and drainer sat beneath the lovely uPVC window that overlooks the rear garden. Also featuring an induction hob and extractor.

### DINING ROOM

12'3" x 11'7" (3.74 x 3.54)

The dining room features space for a large dining table, a uPVC window and a central heating radiator.

### UTILITY

6'0" x 6'7" (1.84 x 2.02)

This convenient utility space features worktops with space underneath for a washer and dryer. Also featuring a uPVC window and a sink with quarter bowl and drainer built into the worktops.

### WC

6'7" x 2'11" (2.02 x 0.9)

A downstairs wc featuring a low flush wc, a pedestal hand wash basin and with tiled splash back.

### BEDROOM 1

8'11" x 11'7" (2.74 x 3.54)

The principal bedroom features a fitted carpet, a central heating radiator and a uPVC window that overlooks the rear of the property and has views of the fields behind it.

### ENSUITE

The principal bedrooms also features a lovely ensuite that leads on from the room, featuring a shower, a low flush wc, pedestal hand wash basin and a uPVC window with frosted glass for privacy and adding a soft glow of natural light into the room.

### BEDROOM 2

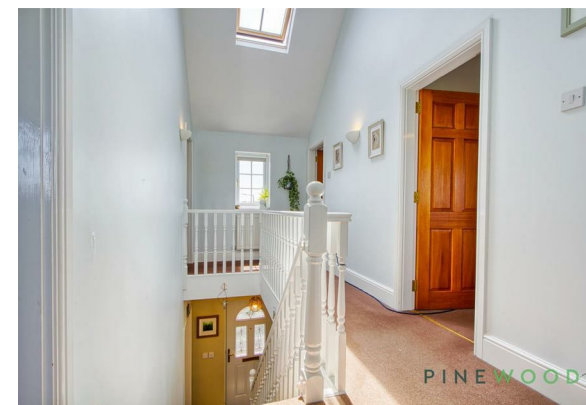
10'7" x 11'6" (3.25 x 3.53)

Bedroom 2 features a central heating radiator, a uPVC window and a fitted carpet, also featuring a lovely view of the rural fields behind the property and facing the rear garden.

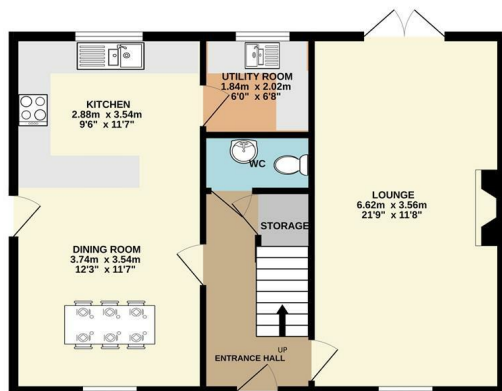
### BEDROOM 3 / DRESSING ROOM

8'4" x 9'7" (2.56 x 2.93)

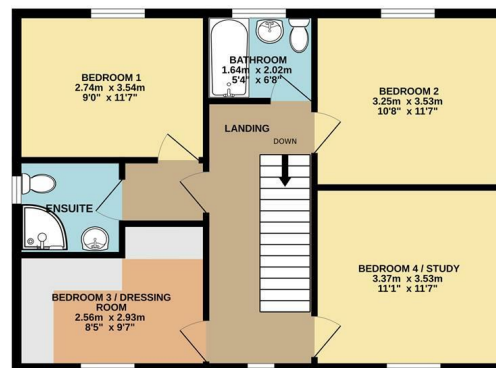
This bespoke dressing room features built in wardrobes and storage spaces, with a uPVC window, a central heating radiator and a plush fitted carpet.



GROUND FLOOR  
59.8 sq.m. (643 sq.ft.) approx.

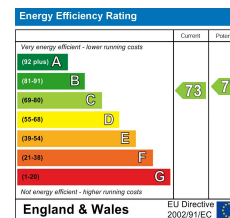


1ST FLOOR  
60.2 sq.m. (648 sq.ft.) approx.



TOTAL FLOOR AREA: 120.0 sq.m. (1291 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 4 / STUDY

11'0" x 11'6" (3.37 x 3.53)

This lovely room is currently used as a study area but can easily be another double bedroom, featuring a central heating radiator, a uPVC window and a lovely fitted carpet.

## BATHROOM

5'4" x 6'7" (1.64 x 2.02)

## EXTERIOR

The exterior of this property presents a beautiful modern cottage, large driveway for up to 3 cars with an electric car charging point, lovely garden area with ample space for kids and or dogs. Completed by stunning views of rural fields.

## GENERAL INFORMATION

EPC: C  
Council Tax Band: D  
uPVC double glazing  
Total Floor Area: 120.0 sq.m. (1291 sq.ft.) approx  
Electric Car Charging Point

## 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.

## 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 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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