



MacDonald Close, Grassmoor, Chesterfield, Derbyshire S42 5EH

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Guide Price £150,000

PINEWOOD



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**2 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - 2 cosy bed semi detached home - ideal first time buy or investment
 - 1 modern shower room with walk in shower enclosure
 - Spacious reception room
 - Driveway parking for one car
- Located in the village of Grassmoor- Quiet cul de sac location
 - Near Chesterfield and Clay Cross amenities
- Close to local schools, country parks and five pits trail
- Easy access to transport - M1 motorway junct 29
 - South facing rear garden
- Freehold - Council Tax Band: A



****GUIDE PRICE £150,000- £160,000****

Offered with NO CHAIN **Nestled in the charming area of Macdonald Close, Grassmoor, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first time buyers, small families, couples, or individuals seeking a peaceful retreat in the heart of Derbyshire.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed shower room, ensuring that all your daily needs are met with ease. The kitchen is typically a central hub in such homes, likely offering ample storage and workspace for culinary enthusiasts.

Outside, you will find driveway parking available for one vehicle, adding to the convenience of this lovely home. The surrounding village of Grassmoor is known for its friendly community and access to local amenities, making it an excellent choice for those looking to settle in a welcoming neighbourhood, with easy access to the country park, five pits trail and M1 motorway.

This semi-detached house on Macdonald Close presents a wonderful opportunity for anyone looking to enjoy the tranquillity of Derbyshire living while remaining close to Clay Cross and Chesterfield's vibrant town centres. With its appealing features and prime location, this property is certainly worth considering for your next home.

Video Tour Available, take a look around!

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

Lounge/Diner

19'1" x 10'4" (5.81m x 3.15m)

Spacious and inviting, the lounge/diner offers a comfortable area for relaxing and entertaining. It features double doors opening out to the garden, allowing plenty of natural light to fill the room. A focal fireplace with a wooden surround adds warmth and character, complemented by neutral carpets and soft wall tones. The dining area sits conveniently by a large window, creating a bright spot for meals.

Kitchen

12'10" x 8'4" (3.92m x 2.55m)

The kitchen is well-equipped with light wood cabinetry and contrasting work surfaces. It includes a built-in electric hob with an extractor hood above, an integrated oven, and space for appliances like a washing machine and fridge/freezer. A window over the sink looks out onto the garden, allowing natural light to brighten the space. The kitchen is practical with tiled splashbacks and a door providing side access to the outside.

Bedroom 1

8'7" x 14'9" (2.62m x 4.50m)

Bedroom 1 is a peaceful retreat set to the front elevation of the property, offering ample space for a double bed and additional furniture. It benefits from fitted wardrobes, chest of drawers and matching bedside tables, providing excellent storage and a large window that lets in plenty of daylight. The room's neutral decoration and soft lighting create a warm and restful atmosphere.

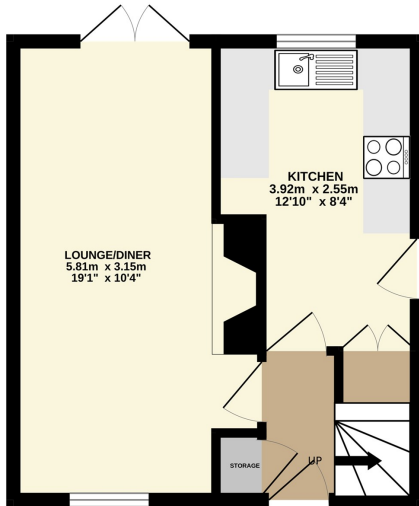
Bedroom 2

10'2" x 9'6" (3.11m x 2.90m)

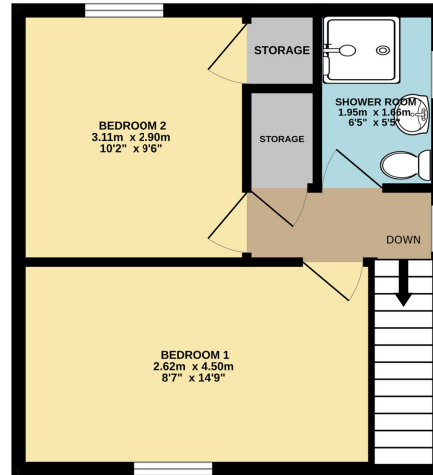
Bedroom 2 is a well-proportioned room with space for a single or small double bed. It features fitted mirrored wardrobes that enhance the feeling of space and provide practical storage. A window overlooks the rear of the property, allowing natural light to fill the room, which is finished in neutral tones for a calm environment.



GROUND FLOOR
28.8 sq.m. (310 sq.ft.) approx.

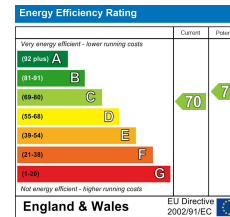


1ST FLOOR
30.9 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA : 59.7 sq.m. (643 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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Shower Room

6'5" x 5'5" (1.95m x 1.66m)

The shower room is modern and well-appointed, featuring a walk-in shower with a glass screen and stylish tiled walls. A contemporary vanity unit houses the wash basin, and the WC sits alongside, all set against neutral tiling that creates a clean and fresh look. A window provides ventilation and natural light.

Rear Garden

The property benefits from an enclosed rear garden, featuring a well-maintained lawn surrounded by mature shrubs, flower beds and an apple and pear tree. A paved patio area offers space for outdoor seating and entertaining. There are two outhouses painted in an attractive red and green colour scheme, providing useful storage with power for gardening tools and outdoor equipment. There is a further garden shed for additional storage. The garden is private and a lovely spot to enjoy the outdoors.

Front Exterior

The front exterior presents a neat and tidy aspect with a paved driveway offering off-street parking. A low brick wall and gate define the boundary, with a front door featuring a decorative glass panel. The property is a semi-detached home finished with brick and pebble-dash elevations, creating an inviting appearance.

General Information

EPC: E Rated

Council Tax Band: A

Total Floor Area: 59.7 sq.m. (643 sq.ft.) Approx

Gas Central Heating - New Boiler 2020

uPVC Double Glazing

Freehold

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

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