



Longlieve Gardens, Pilsley, Chesterfield, Derbyshire S45 8JG

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Offers Over £525,000

P I N E W O O D



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Offers Over £525,000

**4 bedrooms
3 bathrooms
2 receptions**

- HIGH SPEC STUNNING NEW BUILD PROPERTIES ON A PRIVATE CU DE SAC LOCATION
- SOUGHT AFTER SEMI RURAL VILLAGE LOCATION - EASY ACCESS TO THE M1 MOTORWAY
- PANORAMIC COUNTRYSIDE VIEWS TO REAR TOWARDS THE PEAK DISTRICT AND CRICH TOWER
- SINGLE GARAGE WITH ELECTRIC DOOR AND DRIVEWAY PARKING FOR TWO VEHICLES
- STUNNING SYMPHONY KITCHEN DINER WITH GRANITE WORKSURFACES AND HAIER INTEGRATED APPLIANCES CONTROLLED BY WIFI
 - GROUND FLOOR W.C/UTILITY ROOM
- ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM AND WALK IN WARDROBE
- FULLY ENCLOSED SOUTH WEST FACING REAR LANDSCAPED GARDEN WITH PATIO, LAWN AND VIEWS
 - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND TBC
 - VERSATILE ACCOMODATION - TWO RECEPTION ROOMS



ONLY A FEW PLOTS REMAINING.....EXECUTIVE NEW BUILD FOUR DOUBLE BED FAMILY HOMESPANORAMIC VIEWS TO THE REAR OVER THE PEAK DISTRICT**

Nestled in the charming Longlieve Gardens in semi rural location of Pilsley, these high-spec stunning new build properties are a true gem waiting to be discovered. The private cul-de-sac location offers tranquillity and privacy, making it an ideal setting for those seeking a peaceful retreat.

Boasting panoramic countryside views towards the Peak District and the iconic Crich Tower, the scenery from this property is simply breathtaking. Imagine waking up to the beauty of nature right at your doorstep every morning.

This detached house spans an impressive 2,228 sq ft, providing ample space for comfortable living. With 4 bedrooms and 3 bathrooms, there is room for the whole family to spread out and relax.

The property features a detached single garage with an electric door and driveway parking for two cars, ensuring convenience and security for your vehicles. The stunning kitchen diner is a standout feature, complete with Symphony fitted kitchen, granite work surfaces and Haier integrated appliances controlled via WiFi, adding a touch of modern luxury to your culinary experience.

The principal bedroom comes with an ensuite shower room for added convenience, as well as a walk-in wardrobe, offering both style and functionality. This property truly combines comfort, style, and functionality in one stunning package.

Don't miss out on the opportunity to make this beautiful house your home. Book a viewing today and step into a world of elegance and comfort at Longlieve Gardens. uPVC Double Glazing and Gas Central Heating. Carpets are Included

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the welcoming hallway with stairs rising to the first floor galleried landing.

MULTI USE ROOM

8'6" x 7'1" (2.60 x 2.17)

This multi use room is ideal for a play room, office or gym.

LOUNGE

18'11" x 13'3" (5.78 x 4.04)

This is a spacious room making the perfect place to relax and unwind.

KITCHEN DINER/FAMILY ROOM

35'5" x 14'1" (10.80 x 4.31)

The stunning kitchen diner/family room is the hub of the home, with a great range of Symphony fitted grey shaker style soft close drawers, wall and base units with Irini sparkle granite worksurfaces and upstands incorporating double sink and drainer with chrome mixer tap. integrated HAIER appliances include a fridge, freezer, five ring hob, extractor, oven, wine fridge and dishwasher. With island and triple folding doors leading out to the rear garden, perfect family room and a perfect space for entertaining.

GROUND FLOOR W.C/CLOAKROOM

5'2" x 4'6" (1.58 x 1.38)

The ground floor w.c has a white two piece suite with low flush w.c and a sink with chrome mixer tap.

UTILITY ROOM

7'1" x 5'1" (2.17 x 1.57)

The useful utility room has a continuation of the Symphony kitchen units with sink and space/plumbing for a washing machine and a tumble dryer.

BEDROOM ONE

13'4" x 12'0" (4.07 x 3.67)

This is a double bedroom to the rear aspect.

DRESSING ROOM

13'4" x 5'10" (4.07 x 1.79)

Great area for wardrobes, dressing table or yoga area!

ENSUITE

13'4" x 4'7" (4.07 x 1.4)

The ensuite has a shower enclosure, low flush w.c and Jack n Jill sinks.

BEDROOM TWO

13'4" x 9'10" (4.07 x 3.01)

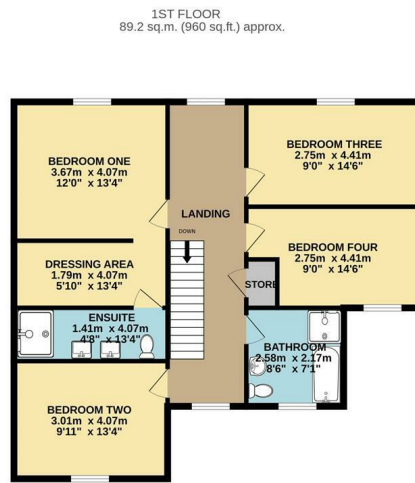
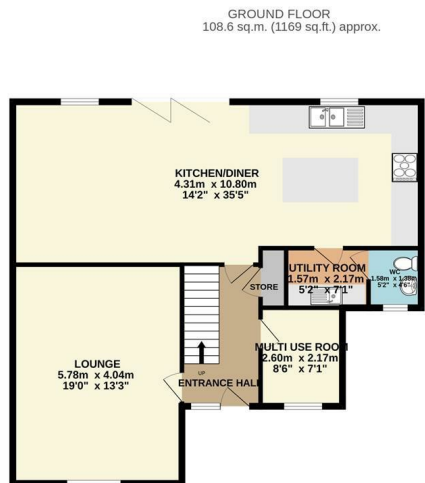
This is a double bedroom to the front aspect.

BEDROOM THREE

14'5" x 9'0" (4.41 x 2.75)

This is a double bedroom to the rear aspect.

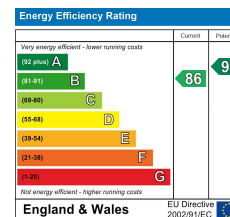




TOTAL FLOOR AREA: 197.8 sq.m. (2129 sq.ft.) approx.

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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FAMILY BATHROOM

14'5" x 9'0" (4.41 x 2.75)

This is a double bedroom to the front aspect.

DETACHED GARAGE

19'8" x 9'10" (6.00 x 3.00)

The family bathroom has a white suite with shower cubicle, bath, sink and low flush w.c

OUTSIDE

19'8" x 9'10" (6.00 x 3.00)

The brick built detached 18m2 garage has electric door, lighting and power.

GENERAL INFORMATION

Tenure: Freehold

EPC Rating: TBC

UPVC Double Glazing

Gas Central Heating - Combi Boiler

Council Tax Band - D RATED - tbc

Loft

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 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.

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