



William Brown Square, Chesterfield, Derbyshire S40 2FX

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 EPC

C

£230,000

PINEWOOD



William Brown Square

**Chesterfield
Derbyshire
S40 2FX**

£230,000

**3 bedrooms
2 bathrooms
1 receptions**

- Principal Bedroom With Space For Wardrobes & En-Suite Shower Room
 - Driveway Parking For Three Cars and Single Detached Garage
- Ideal For Access to the M1 Motorway Jnct 29, Train Station, College and Royal Hospital
- Cul De sac - Popular Residential Estate - 10 Min Walk to Chesterfield Town Centre and Nearby Retails Parks
 - Gas Central Heating- uPVC Double Glazing - Council Tax Band C
 - Spacious Lounge with Bay Window
 - Entrance Hall with Understairs Storage - Useful Ground Floor WC
 - Modern Family Bathroom with White suite
- Stylish Kitchen with Integrated oven, Hob and Extractor - uPVC Doors to the Rear Garden
 - Rear Easily Maintained and Fully Enclosed Garden with Patio and Astro Turf



Pinewood Properties are delighted to offer this THREE BED family end terraced town house, Ideally suited to modern living this beautifully presented property provides well ordered, accommodation set across two levels. The property is located on a cul de sac on a popular residential estate and is perfect for commuters with direct access to major transport links, including the M1 motorway network (junct 29) & train station. A wealth of shops, bars & restaurants are only a short walk away on the many retails parks close by, in Chesterfield Town Centre and Chatsworth Road, Queens Park Leisure Centre is also close by. Appealing to a range of buyers, this deceptively spacious house offers lots of extras. The ground floor offers an entrance hall with under stairs storage, useful ground floor WC, generous lounge with bay window, well appointed kitchen diner with integrated appliances, space for a dining table and uPVC doors leading out to the rear garden.

To the first floor is the principal bedroom with built in wardrobes, and access to the en suite shower room. There is another double bedroom with space for wardrobes, a single bedroom and the family bathroom with white suite. The low-maintenance fully enclosed easy to maintain garden offers the perfect space for children to play & adults to relax, with Astro turf and patio. Driveway parking for up to three cars to the side and a single detached garage further enhances this incredibly desirable home. uPVC Double Glazing and Gas Central Heating.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

ENTRANCE HALL/STAIRS AND LANDING

Welcoming entrance hall with stylish wood-effect vinyl flooring, offering both durability and a contemporary look. A modern composite front door provides security and energy efficiency, while the painted walls create a clean and fresh ambience. A radiator ensures warmth as you enter the home, and a useful under-stairs storage cupboard offers practical space for coats, shoes, or household items. Carpeted stairs and landing with a soft, neutral tone that adds comfort and continuity to the upper level. Painted walls maintain a light and airy feel, creating a smooth transition between rooms.

LOUNGE

15'10" x 12'5" into bay (4.84 x 3.79 into bay)

A spacious and inviting lounge featuring a soft grey carpet that adds warmth and comfort underfoot. The walls are finished in a tasteful, neutral décor, creating a calming and modern atmosphere. Natural light floods the room through a large UPVC bay window, complemented by an additional side window, enhancing the sense of space and brightness. Two radiators ensure the room stays cosy and warm throughout the seasons.

KITCHEN DINER

15'10" x 10'1" (4.84 x 3.09)

A bright and well-appointed kitchen diner featuring wood-effect vinyl flooring and neutral painted décor, offering a clean and contemporary feel. Two UPVC windows provide ample natural light and pleasant views, while a radiator ensures year-round comfort. The kitchen is fitted with cream shaker-style wall, base, and drawer units, providing plenty of storage space and a timeless aesthetic. Integrated appliances include a four-ring gas hob, built-in oven, and extractor hood. A stainless steel sink with a chrome mixer tap is set beneath one of the windows, adding both functionality and style. There is also a designated space for a tall fridge freezer, making this a practical and versatile family space.

GROUND FLOOR WC

6'7" x 2'11" (2.02 x 0.90)

A neatly presented ground floor cloakroom featuring wood-effect vinyl flooring for a modern and practical finish. Includes a low-flush WC and a space-saving corner pedestal hand basin fitted with a sleek chrome mixer tap. Partially tiled surrounds add a clean and contemporary touch, complemented by painted décor. A radiator provides warmth, and an extractor fan ensures proper ventilation.

FAMILY BATHROOM

7'1" x 5'7" (2.16 x 1.71)

A stylish and contemporary bathroom featuring wood-effect parquet flooring that adds warmth and texture to the space. The suite includes a low-flush WC, a pedestal sink with a sleek chrome mixer tap, and a bath fitted with a chrome mixer tap. Tiled surrounds provide a clean and water-resistant finish around the bath and sink areas, while the remaining walls are finished in a fresh, painted décor. A wall-mounted chrome radiator adds a touch of modern luxury and ensures the room stays comfortably warm.

BEDROOM ONE

12'11" x 10'11" (3.95 x 3.33)

A spacious double bedroom featuring soft carpet flooring for added comfort and warmth. A large UPVC window allows plenty of natural light to fill the room, enhancing the fresh, painted décor. One wall is styled with feature wallpaper, adding a touch of character and visual interest. The room also benefits from a radiator for cosy temperature control year-round.

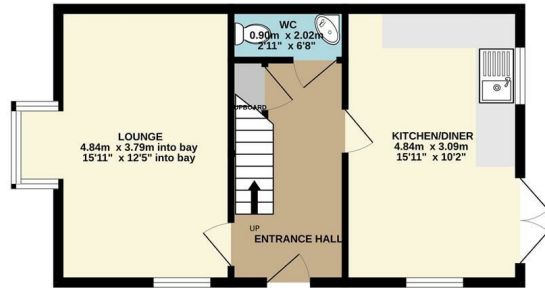
ENSUITE SHOWER ROOM

7'1" x 4'1" (2.16 x 1.27)

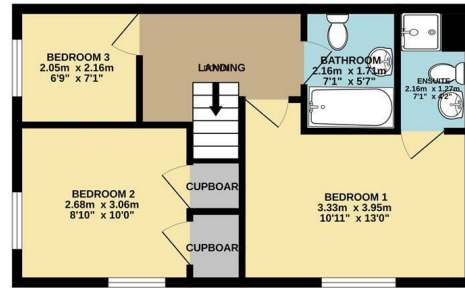
A modern shower room featuring practical wood-effect vinyl flooring and tiled surrounds for a clean, contemporary look. The suite comprises a shower cubicle, low-flush WC, and a pedestal sink with chrome mixer taps. A UPVC frosted window provides natural light while maintaining privacy, complemented by an extractor fan for effective ventilation. A radiator ensures the space remains warm and comfortable.



GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.

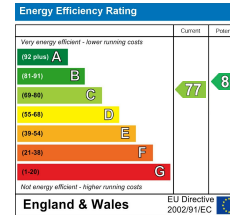


1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 78.7 sq.m. (847 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 TWO

10'0" x 8'9" (3.06 x 2.68)

A generous double bedroom offering excellent natural light through dual-aspect UPVC windows, creating a bright and airy atmosphere. The room is finished with soft carpeting and neutral painted décor, providing a calm and comfortable setting. Two built-in storage cupboards offer practical and convenient space for clothing and personal belongings, helping to keep the room clutter-free.

BEDROOM THREE

7'1" x 6'8" (2.16 x 2.05)

A cosy single bedroom featuring soft carpet underfoot and fresh painted décor that creates a bright, inviting space. A UPVC window fills the room with natural light, while a radiator ensures comfort throughout the year. This room would make a great nursery or home office, offering a versatile space to suit your needs.

EXTERIOR AND GARDENS

The property benefits from an enclosed rear garden featuring low-maintenance astro turf and a paved patio area, ideal for outdoor relaxation and entertaining. To the side, a generous driveway provides parking space for up to three cars, pod point EV charger and access into the single detached garage.

SINGLE GARAGE

17'7" x 8'11" (5.38 x 2.73)

A brick-built single garage equipped with lighting and power outlets for convenience. The garage also features eaves storage, providing additional space for tools and equipment.

GENERAL INFORMATION

Total Floor Area - 78.7 sq m / 847. 0 sq ft

Council Tax Band C

uPVC Double Glazing

Gas Central Heating - Combi Boiler

Tenure - Freehold

EPC - C Rated

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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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