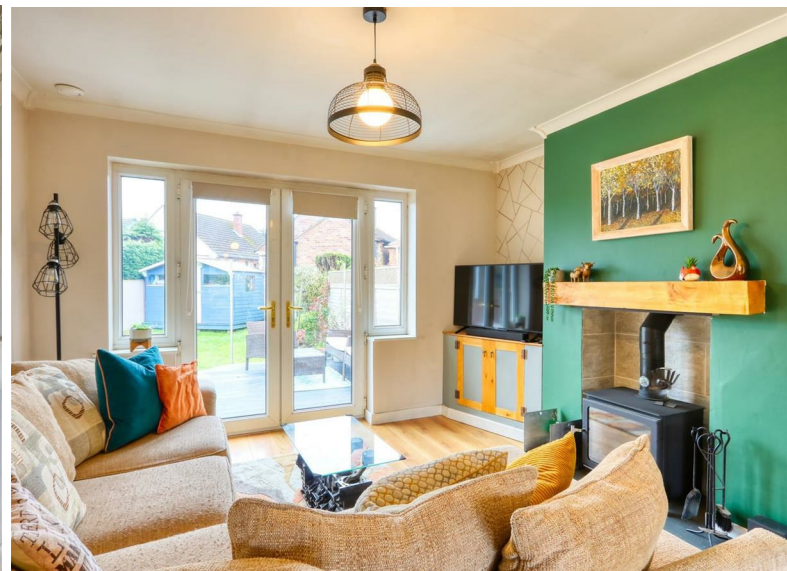


PINEWOOD



Sylvan Drive, Old Tupton, Chesterfield, Derbyshire, S42 6HE

 2  1  1  C

£205,000



****CUL DE SAC IN A POPULAR VILLAGE LOCATION**** This is a two bedroom semi detached dormer bungalow situated in a cul de sac in the popular village of OLD TUPTON. Close to all the local village amenities and schools (Tupton Hall School catchment area) and on the edge of the Peak District. The downstairs comprises of an entrance hallway, spacious lounge through diner with log burner and uPVC French doors leading out to the rear garden, contemporary fitted kitchen with a great range of wall and base units and access to the side of the property and a superb bathroom with white suite with a shaped double ended bath, and also a shower cubicle. To the first floor are two double bedrooms and large eaves storage. Outside there is a generous front garden, driveway for several cars, detached single garage, storage cupboard and enclosed rear garden with eco friendly composite decked seating area, shed and lawn. Benefitting from uPVC, Gas Central Heating and HIVE Smart system - control your home from your phone, early viewing is highly recommended!

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

- CUL DE SAC VILLAGE LOCATION
- TUPTON HALL SCHOOL CATCHMENT
- SUPERB BATHROOM WITH SHAPED BATH AND SHOWER CUBICLE
- THROUGH LOUNGE DINER WITH MULTI FUEL BURNER
- LARGE EAVES STORAGE
- SINGLE DETACHED GARAGE WITH DRIVEWAY PARKING
- EDGE OF THE PEAK DISTRICT
- HIVE HEATING SYSTEM
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

KITCHEN

10'4" x 13'7" (3.16 x 4.15)

BATHROOM

6'1" x 11'2" (1.86 x 3.42)

LOUNGE DINER

14'1" x 21'7" (4.31 x 6.58)

BEDROOM ONE

12'3" x 13'10" (3.74 x 4.24)

BEDROOM TWO

8'9" x 10'11" (2.67 x 3.33)

OUTSIDE

To the front is a lawn area and driveway parking for several cars, access to the single detached garage, small side store and gated access to the rear south west facing garden with shed, lawn and composite decked seating area.

GENERAL

Tenure: Freehold

Floor Area: 1035 sq ft (including garage) / 96.1 sq m



Heating: Gas and Multi Fuel Burner in Lounge

EPC Rating: C

Council Tax Band: B

Shed included in the sale

2021: New wood burning stove;

HIVE home system was installed - control your home from your phone

2022: New laminate flooring fitted in main bedroom

2018: 4 uPVC double glazed windows and 2 doors were installed by Safe Style UK

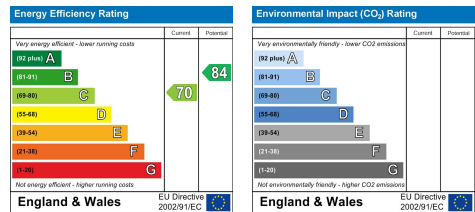
2020: New Ideal Logic+ C30 combi boiler was installed by Walker Heating Services Ltd

2020: Bathroom refurbishment; kitchen renovation; Neo Timber composite decking was fitted; 8x6 shed was erected at the back of the garden

GROUND FLOOR 62.1 sq.m. (668 sq.ft.) approx. 1ST FLOOR 34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 96.1 sq.m. (1035 sq.ft.) approx. While 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 is given as to their operability or efficiency can be given. Made with Housify i5022



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

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