



**Plot 3, Mansfield Road, Winsick, Hasland, Chesterfield, Derbyshire S41 0JH**

4

2

1

EPC

**£475,000**

**PINEWOOD**

**Plot 3**  
**Mansfield Road**  
**Winsick, Hasland**  
**Chesterfield**  
**Derbyshire**  
**S41 0JH**



**£475,000**

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

- STUNNING NEW BUILD 4/5 BED DETACHED FAMILY HOME
- CLOSE TO ALL THE VILLAGE AMENITIES OF HASLAND
- LARGE GARDENS TO FRONT AND REAR ( SOUTH FACING)
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- OVERLOOKING FIELDS AND WOODLAND TO REAR
- SINGLE DETACHED GARAGE WITH BLOCK PAVED DRIVEWAY PARKING FOR FOUR CARS
- OPEN PLAN BREAKFAST KITCHEN DINER
- IDEALLY PLACED FOR ACCESS TO M1 MOTORWAY
- ANTHRACITE UPVC DOORS AND WINDOWS / GAS CENTRAL HEATING
- SEPARATE LOUNGE AND DINING ROOM/SECOND RECEPTION ROOM



\*\*READY NOW\*\*

\*\*THREE PLOTS AVAILABLE\*\*

**\*\*PLOT 3\*\*SIMPLY STUNNING NEW BUILD 4/5 BED DETACHED FAMILY HOME ON A GENEROUS PLOT**\*Pinewood Properties are delighted to offer this stunning new build 4/5 bed detached family home set on this new cul de sac of five properties in this picturesque setting in the village location of Winsick, close to the village amenities of Hasland, a short drive into the towns of Clay Cross and Chesterfield, with easy access to the M1 Motorway Jnt 29 for travelling to Sheffield, Mansfield Nottingham, Peak District, Train Station, and Royal Hospital. To the downstairs the property has a grand entrance hall with vaulted ceiling, skylights and chandelier lighting, separate dining room/second reception room ideal for use as an office for working from home, playroom or gym, separate spacious lounge, open plan breakfast kitchen with space for dining table, breakfast bar and integrated appliances including dishwasher, fridge freezer, washing machine, double oven and four ring induction hob, triple folding doors leading to the rear garden and a downstairs w.c. To the first floor are FOUR DOUBLE BEDROOMS, luxury family bathroom with freestanding bath and shower cubicle and an ensuite shower room. To the front is a detached single garage and block paved driveway parking for several cars, to the rear is a private south west facing extensive garden overlooking woodland and fields mainly load to lawn. Anthracite grey uPVC windows and doors and Gas Central Heating (Combi boiler) Underfloor heating to the ground floor.\***PART EXCHANGE AVAILABLE\*\***

**\*\*10 YEARS BUILDERS WARRANTY\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION OR A VIEWING\*\***

#### **ENTRANCE HALL/STAIRS/LANDING**

The property is entered through the composite door into the stunning hallway with wooden flooring, white painted decor, uPVC window, luxury grey carpet to the stairs, with glass and wooden balustrade, inset spotlights, the landing has two velux windows and chandelier.

#### **KITCHEN DINER**

27'10" x 14'8" (8.50 x 4.48)

The stylish modern grey kitchen has a great range of wall and base units with soft close drawers, complimentary laminated worktop with a fantastic breakfast bar incorporating a 1 1/2 bowl sink, integrated fridge, freezer, dishwasher, washing machine, BOSCH double oven, four ring induction hob and extractor. Plenty of space for a dining table and tri fold doors lead out to the rear garden. White painted decor, plinth lighting, inset spotlights and underfloor heating.

#### **LOUNGE**

10'4" x 14'10" (3.17 x 4.53)

The Lounge has luxury grey carpet, underfloor heating, white painted decor and uPVC window.

#### **DOWNTAIRS W.C./CLOAKROOM**

6'0" x 3'9" (1.85 x 1.15)

There is an inner hallway with gloss tiled flooring leading to the downstairs w.c./cloakroom, with white piece white suite comprising of a low flush wc and a hand basin with chrome waterfall tap set onto a vanity unit with drawers, white painted decor and uPVC frosted window.

#### **SECOND RECEPTION ROOM - DINING ROOM**

10'1" x 14'10" (3.08 x 4.54)

Second reception room ideally used of an office if working from home, gym, play room, dining room or other use. With luxury grey carpet and underfloor heating, white painted decor and uPVC window.

#### **BEDROOM ONE**

10'4" x 14'4" (3.17 x 4.37)

This double bedroom to the front aspect has luxury grey carpet, white painted decor and uPVC window.

#### **ENSUITE SHOWER ROOM**

6'9" x 3'10" (2.07 x 1.17)

The stylish tiled ensuite shower room has a low flush w.c., sink set on a vanity unit with chrome waterfall tap and separate shower cubicle with chrome rain head shower. Ceramic tiled flooring and part tiled walls, inset spotlights and wall mounted chrome towel radiator.

#### **BEDROOM TWO**

10'1" x 15'5" (3.08 x 4.72)

This double bedroom to the rear aspect has luxury grey carpet, white painted decor and uPVC window with views over fields.

#### **BEDROOM THREE**

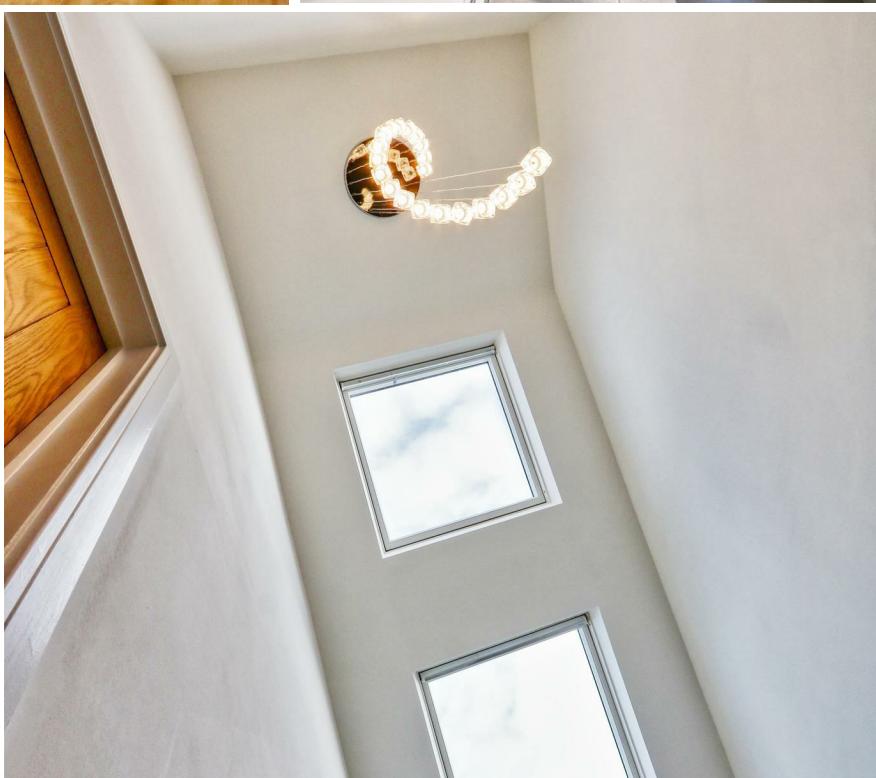
10'1" x 14'4" (3.08 x 4.37)

This double bedroom to the front aspect has luxury grey carpet, white painted decor and uPVC window.

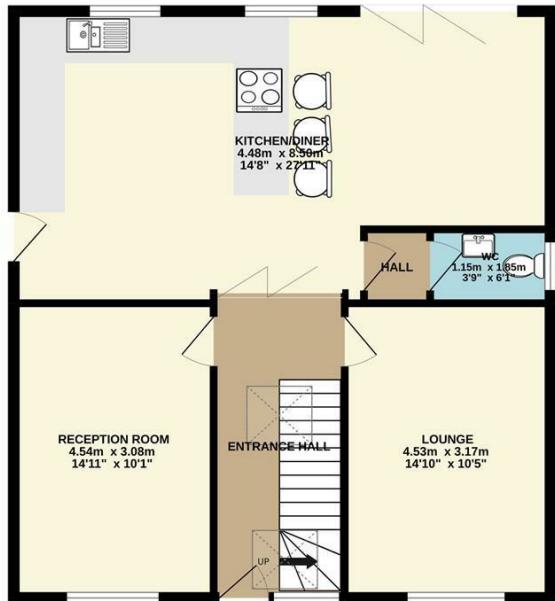
#### **BEDROOM FOUR**

10'4" x 15'5" (3.17 x 4.71)

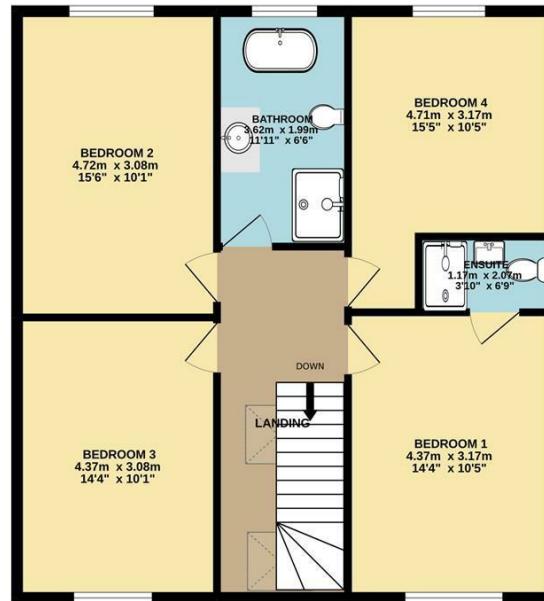
This double bedroom to the rear aspect has luxury grey carpet, white painted decor and uPVC window with views over fields.



GROUND FLOOR  
74.7 sq.m. (804 sq.ft.) approx.



1ST FLOOR  
74.7 sq.m. (804 sq.ft.) approx.



TOTAL FLOOR AREA : 149.5 sq.m. (1609 sq.ft.) approx.  
Whilst every care has been taken in the preparation of these particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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

6'6" x 11'10" (1.99 x 3.62)

WOW!!!! Luxurious bathroom with freestanding bath with chrome freestanding mixer tap/hose, separate shower cubicle with rain head shower, ceramic sink set onto a vanity unit. With ceramic tiled flooring, inset spotlights, wall mounted chrome towel radiator, uPVC frosted window and inset spotlights.

#### SINGLE GARAGE

The single brick built detached garage has lighting/power.

#### OUTSIDE

To the front is single garage and block paved driveway parking for several cars and to the rear is a south facing extensive front to rear garden with patio, lawn and views over fields.

#### GENERAL INFORMATION

Tenure: Freehold

Fully Anthracite Double Glazing

Gas Central Heating: Underfloor Heating to the ground floor

EPC Rating: TBC

Total Floor Area: 1609.00 sq ft / 149.5 sq m

#### 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

Energy Efficiency Rating	
	Current   Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current   Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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Clowne, S43 4JN  
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20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
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**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



FEDERATION  
OF INDEPENDENT  
AGENTS

PINEWOOD