



**Southdown Close, Doe Lea, Chesterfield, Derbyshire S44 5NW**

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**Offers Over £210,000**

**PINWOOD**

# Southdown Close

## Doe Lea

### Chesterfield

### Derbyshire

### S44 5NW



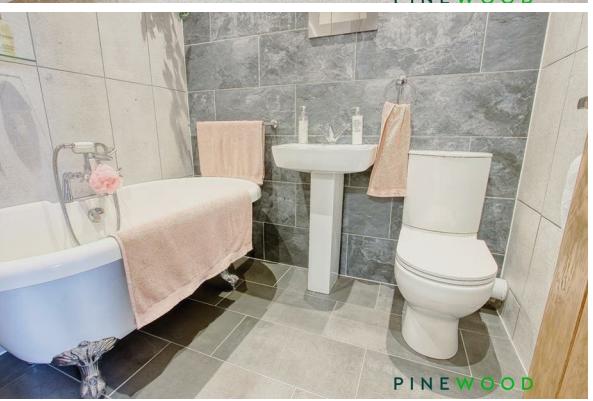
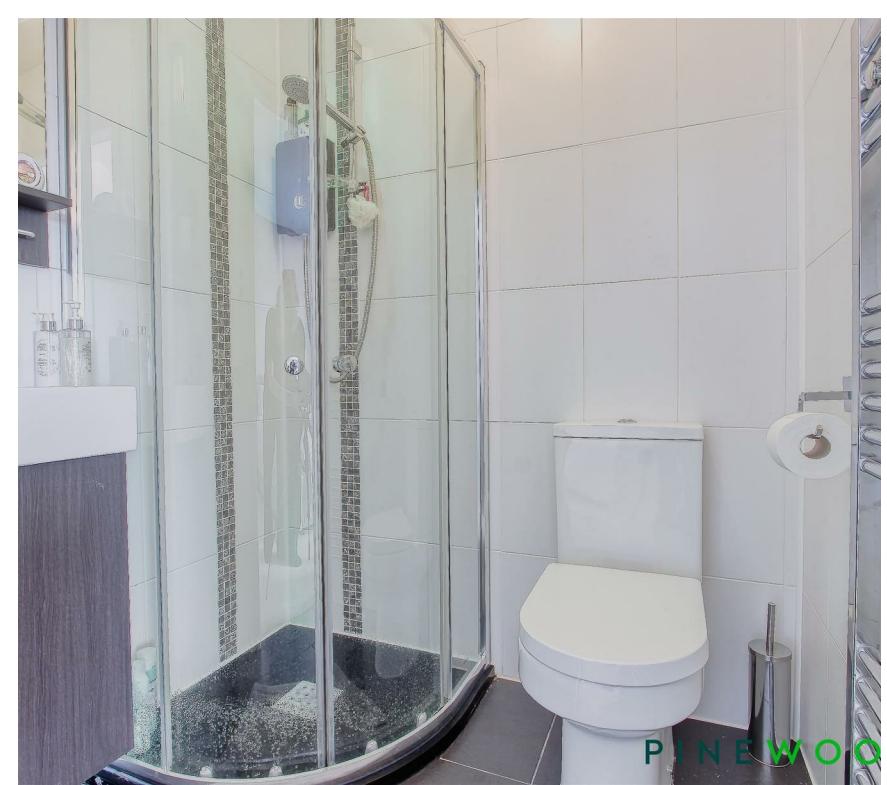
Offers Over £210,000

4 bedrooms  
3 bathrooms  
1 reception

- FANTASTIC FOR COMMUTERS - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29, MANSFIELD, CLAY CROSS AND CHESTERFIELD
- CLOSE TO HARDWICK HALL ESTATE FOR WALKS/PUB/DINING
- POPULAR RESIDENTIAL ESTATE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- TWO ENSUITES
- VERSATILE ACCOMODATION SET OVER THREE FLOORS
- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- WELL EQUIPPED KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- COSY LOUNGE TO FIRST FLOOR WITH FAR REACHING COUNTRYSIDE VIEWS



PINEWOOD



IDEAL FAMILY HOME WITH FAR REACHING COUNTRYSIDE VIEWS.....We are pleased to present to the market this well-presented, four bedroom modern mid town house on Southdown Close, Doe Lea where there is easy access to the M1 motorway junct 29. The towns of both Mansfield and Chesterfield are located just over six miles away where there are a number of amenities and shopping facilities.

The property would make the perfect purchase for a family looking to upsize. The accommodation is spread over three floors and the ground floor briefly comprises; entrance hall, well equipped kitchen/diner and downstairs w.c/cloakroom. On the first floor there is a cosy living room and double bedroom with en-suite shower room. On the second floor are a further three bedrooms with a further en-suite shower room and family bathroom. There is a pleasant low maintenance garden, access to the single garage and driveway parking to the front and to the rear is a a fully enclosed, landscaped and easily maintained garden. uPVC Double Glazing and Gas Central Heating

\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\*

\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE OUR VIEWING OR MORE INFORMATION\*\*

#### ENTRANCE HALL/STAIRS AND LANDING

The property is entered into through the composite door into the welcoming hallway through the composite door, with wood effect tiled flooring, painted decor, under stairs storage and alarm control pad.

#### GROUND FLOOR W.C/CLOAKROOM

5'8" x 4'0" (1.75 x 1.23)

The ground floor w.c has a white two piece suite comprising a low flush w.c and a pedestal hand basin with chrome mixer tap, chrome wall mounted towel radiator and painted decor.

#### KITCHEN DINER

15'3" x 10'8" (4.65 x 3.27)

The super kitchen diner has a good range of drawers, wall and base units with a complementary laminated worktop with gloss brick tiled surrounds incorporating a stainless steel sink with chrome mixer tap, integrated oven, grill, four ring gas hob and extractor, space/plumbing for a washing machine, tumble dryer/dishwasher and a tall fridge freezer. With wood effect tiled flooring, painted decor with a feature wallpaper to one wall, radiator, uPVC window and uPVC French doors leading to the rear garden.

#### BEDROOM ONE

15'5" x 10'6" (4.70 x 3.21)

This double bedroom to the rear aspect has carpet, painted decor, radiator, uPVC window, uPVC doors with Juliet balcony, built in double wardrobes and access into the en suite shower room.

#### ENSUITE TO BEDROOM ONE

6'5" x 5'5" (1.96 x 1.67)

The contemporary fully tiled ensuite shower room includes a double length shower enclosure, low flush w.c and a ceramic sink with chrome mixer tap set into a white gloss vanity unit. With wall mounted chrome towel radiator, extractor and inset spotlighting.

#### LOUNGE

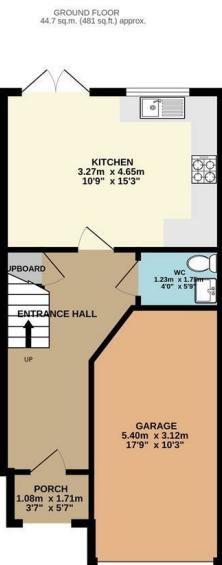
15'4" x 12'0" (4.68 x 3.68)

The cosy lounge is located on the first floor with two uPVC windows letting in lots of light and having far reaching countryside views, with carpet, painted decor with a feature wallpaper to one wall, two radiators and a feature fireplace.

#### BEDROOM TWO

15'3" x 12'1" (4.65 x 3.70)

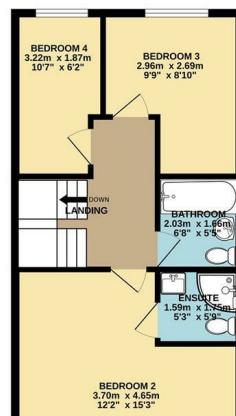
This double bedroom to the second floor is to the front aspect with carpet, painted decor, radiator, two uPVC windows and access into the en suite shower room.



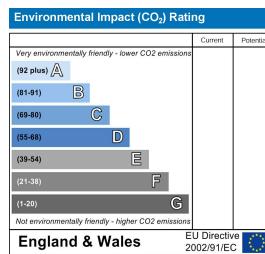
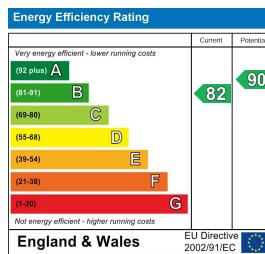
45.2 sq.m. (481 sq.ft.) approx.



44.3 sq.m. (477 sq.ft.) approx.



**TOTAL FLOOR AREA: 132.2 sq.m. (1423 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. The floorplan is for illustrative purposes only and should not 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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Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

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



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



#### ENSUITE TO BEDROOM TWO

5'8" x 5'2" (1.75 x 1.59)

The fully tiled ensuite to bedroom two has a low flush w.c, corner shower cubicle and ceramic sink with chrome waterfall mixer tap set onto a white gloss vanity unit. With wall mounted chrome towel radiator, extractor, and inset spotlighting.

#### BEDROOM THREE

9'8" x 8'9" (2.96 x 2.69)

This double bedroom to the second floor is to the rear aspect with carpet, painted decor, radiator and uPVC window.

#### BEDROOM FOUR

10'6" x 6'1" (3.22 x 1.87)

This single bedroom to the second floor is to the rear aspect with carpet, painted decor with a feature wallpaper to one wall, radiator and uPVC window.

#### FAMILY BATHROOM

6'7" x 5'5" (2.03 x 1.66)

The fully tiled family bathroom has a white suite comprising a freestanding bath with chrome mixer shower hose, low flush w.c and a pedestal hand basin with chrome mixer tap. Including a wall mounted chrome towel radiator, extractor and inset spotlighting.

#### SINGLE GARAGE

17'8" x 10'2" (5.40 x 3.12)

The single garage has up and over door with lighting and power.

#### OUTSIDE

To the front is driveway parking for two cars and access into the single garage, to the rear is a fully enclosed east facing landscaped easily maintained tiered garden with patio seating, area and astro turf lawn.

#### GENERAL INFORMATION

Tenure: Freehold

EPC Rating:

UPVC Double Glazing

Gas Central Heating

Council Tax Band - B rated

Loft

Total Floor Area: 1423.00 sq ft / 132.2 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.

#### 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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