



Canal Mews, Chesterfield, Derbyshire S41 7NL

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Guide Price £200,000

PINEWOOD





# Canal Mews

## Chesterfield Derbyshire S41 7NL



### Guide Price £200,000

**3 bedrooms**  
**3 bathrooms**  
**2 receptions**

- WELL PRESENTED AND VERSATILE 3/4 BED FAMILY HOME
- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR
  - DOWNSTAIRS WC/CLOAKROOM
  - ENSUITE SHOWER ROOM TO MAIN BEDROOM

- WEST FACING FULLY ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- WALKING DISTANCE TO TOWN CENTRE, CHESTERFIELD COLLEGE AND TRAIN STATION

- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
  - CLOSE TO THE CANAL FOR WALKS AND BIKE RIDES
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C

- QUIET CUL DE SAC LOCATION - POPULAR RESIDENTIAL ESTATE





\*GUIDE PRICE £200,000 - £210,000\*

NO CHAIN - MODERN TOWNHOUSE IN TOWN CENTRE CUL-DE-SAC LOCATION - VERSATILE THREE/FOUR BEDROOM ACCOMMODATION WITH GARAGE

Pinewood Properties are pleased to offer this well-presented and deceptively spacious three/four-bedroom modern townhouse, offering over 1,000 sq. ft. of versatile living space. Located in a quiet cul-de-sac on a popular residential development, the property is within walking distance of the town centre, train station, canal, and is ideally situated for access to the Royal Hospital and the M1 Motorway.

The ground floor comprises a welcoming entrance hall, a reception room (ideal as a home office, snug, or fourth bedroom), a downstairs WC/cloakroom, and a contemporary dining kitchen fitted with integrated oven, hob, extractor, space for appliances, and a useful pantry/store. uPVC French doors open directly onto the rear garden.

The first floor hosts a spacious and bright living room, and a generous second bedroom with fitted wardrobes. The second floor offers a further single bedroom, a stylish family bathroom with white suite and shower over the bath, and the principal bedroom which features built-in wardrobes and a private en-suite shower room.

Externally, the west-facing rear garden is mainly laid to lawn with a patio area, perfect for outdoor entertaining. The property benefits from uPVC double glazing, gas central heating, a single garage, and driveway parking.

A perfect opportunity for families, professionals, or investors alike—viewing is highly recommended.

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

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

#### ENTRANCE HALL/STAIRS AND LANDINGS

The property is entered via a composite front door into a welcoming hallway with wood-effect laminate flooring and a radiator. Stairs rise to the first floor, which is carpeted and finished in neutral painted décor. Further stairs lead to the second floor, offering access to the loft and a useful built-in storage cupboard.

#### KITCHEN DINER

12'9" x 12'7" (3.90 x 3.85)

Spacious kitchen diner with tiled flooring and neutral painted décor. Features include a useful under-stairs storage cupboard/pantry, radiator, and uPVC window along with uPVC French doors opening out to the rear garden. Fitted with a range of drawers, wall and base units, laminated work surfaces, and tiled splashbacks. Includes a 1.5 bowl sink with chrome mixer tap, a four-ring gas hob with extractor above, and a built-in cupboard housing the boiler. There is ample space for a tall fridge freezer, dishwasher, and plumbing for a washing machine.

#### GROUND FLOOR WC

4'8" x 3'2" (1.43 x 0.98)

Ground floor WC with mosaic tile-effect vinyl flooring, painted décor, and a radiator. Fitted with a pedestal sink with chrome taps and tiled splashback, low flush WC, and extractor fan.

#### RECEPTION ROOM/ BEDROOM FOUR/SNUG

9'10" x 8'9" (3.02 x 2.67)

Reception room, could be used as an office, snug or optional fourth bedroom, featuring carpeted flooring, a radiator, uPVC window, painted décor, and a feature wallpapered accent wall. Versatile space suitable for a variety of uses.

#### LIVING ROOM (1ST FLOOR)

12'9" x 9'10" (3.89 x 3.01)

The first-floor living room is carpeted and features two uPVC windows, providing plenty of natural light. It also includes a radiator and is finished with painted décor.

#### BEDROOM TWO ( 1ST FLOOR)

12'9" x 9'9" (3.89 x 2.98)

Bedroom two is a rear-facing double room located on the first floor, featuring carpeted flooring, two uPVC windows allowing plenty of natural light, a radiator, and painted décor.

#### BEDROOM ONE (2ND FLOOR)

12'5" x 10'2" (3.79 x 3.12)

Bedroom one, located on the second floor, is a spacious double room featuring built-in wardrobes, carpeted flooring, two uPVC windows, a radiator, painted décor, and a feature wallpapered accent wall.

#### ENSUITE SHOWER ROOM (2ND FLOOR)

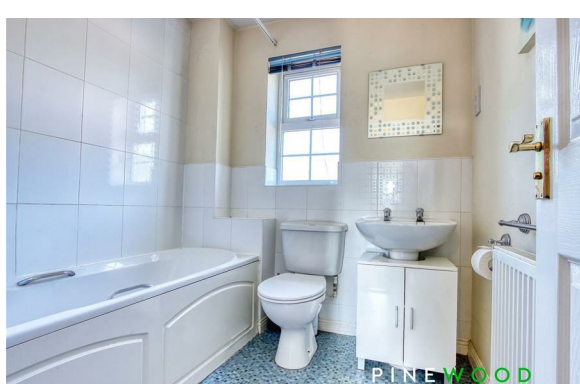
6'0" x 5'9" (1.84 x 1.76)

The en suite shower room features tiled-effect mosaic vinyl flooring, painted décor, a shower cubicle, low flush WC, pedestal sink with chrome taps, part tiled walls, an extractor fan, and a radiator.

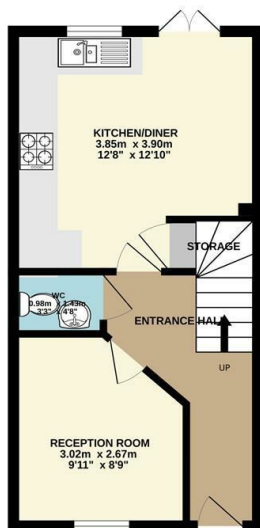
#### BEDROOM THREE (2ND FLOOR)

9'8" x 5'9" (2.95 x 1.77)

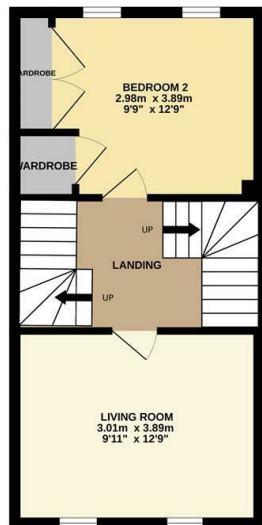
Bedroom three, located on the second floor, is a single room to the rear of the property. It features carpeted flooring, painted décor, a radiator, and a uPVC window.



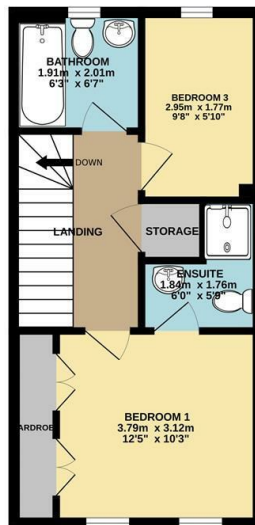
GROUND FLOOR  
30.6 sq.m. (329 sq.ft.) approx.



1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



2ND FLOOR  
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 93.6 sq.m. (1007 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

6'7" x 6'3" (2.01 x 1.91)

The bathroom features mosaic tiled-effect vinyl flooring and part-tiled walls. It includes a low flush WC, a bath with a shower over, a pedestal sink with chrome taps, and a frosted uPVC window. The room also benefits from a radiator and an extractor fan.

#### EXTERNAL

To the front of the property, there is a pathway leading to the front door, surrounded by planted areas. At the rear, you'll find a west-facing garden with a patio and lawn, all fully enclosed for privacy.

#### SINGLE GARAGE

16'4" x 8'0" (4.99 x 2.44)

The single garage is located a short distance from the property with driveway parking situated in front of it.

#### GENERAL INFORMATION

Tenure: Freehold

Total Floor Area: 1007 sq ft / 93.6 sq m

Energy Performance Rating: C

Gas Central Heating - Combi Boiler

Council Tax Band C

Fridge Freezer Can Be Included in the Sale

#### RESERVATION AGREEMENT MAY BE AVAILABLE

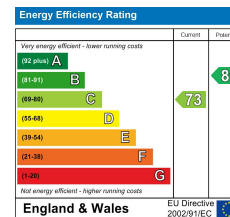
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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.

#### 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.



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