

# PINEWOOD



**Bunting House, Lifestyle Village, Old Whittington,  
Chesterfield, Derbyshire S41 9LQ**



**Offers In The Region Of £100,000**



**OFFERED WITH NO CHAIN...Welcome to Bunting House in the charming and highly sought after OVER 50's Lifestyle Village of Old Whittington, Chesterfield. This delightful one bedroom bungalow is perfect for those seeking a peaceful retirement retreat. As you step into this lovely property, you are greeted by modern fixtures and fittings, along with neutral decor and beautiful garden views.**

The property offers a modern fitted kitchen with off white units and quartz worktops along with an integrated oven, electric hob, washer/dryer, microwave and fridge freezer. The rear facing lounge is a good size and enjoys beautiful views of the gardens from the floor to ceiling windows. The large double bedroom provides a tranquil space to rest and benefits from a built in double wardrobe. There is a modernised shower room with an easy access walk in shower unit with electric shower, sink and WC. One of the highlights of this property is its stunning views over the meticulously maintained gardens.

Living in this retirement village offers more than just a beautiful home. You'll have access to the village clubhouse where residents choose to relax and socialise in the spacious lounge, making new friends or just catching up on recent events. Activities are held regularly: Coffee Mornings, Guest Speakers, Musical Gatherings, Celebrations, Quizzes, Card Games, Snooker, etc. You may join in as much or as little as you like. Facilities within the building include: Resident's Lounge, Toilets, Self Service Laundrette, Kitchen, Manager's Office and Guest Suite.

The property also benefits from a emergency pull cord system, a warden on site, and visitor car parking available. There is car parking for residents and single garages are available through Lifestyle Gold Ltd.

**DO NOT MISS OUT ON THIS PROPERTY. TO ARRANGE YOUR VIEWING, PLEASE CALL PINEWOOD PROPERTIES.**

- NO CHAIN - ONE BEDROOM RETIREMENT BUNGALOW
- HIGHLY SOUGHT AFTER OVER 50's RETIREMENT VILLAGE
- WELL MAINTAINED COMMUNAL GARDENS
- NEUTRAL DECOR THROUGHOUT
- EMERGENCY PULL CORD - WARDEN ON SITE - VISITOR PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- RESIDENTS CLUB HOUSE & FACILITIES - RESIDENTS CAN RELAX AND SOCIALISE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- uPVC DOUBLE GLAZING - ELECTRIC HEATING - COUNCIL TAX BAND-B - EPC RATED
- MODERN SHOWER ROOM WITH WALK IN SHOWER ENCLOSURE

### **Entrance Hall**

11'8" x 2'10" (3.58 x 0.87)

Entering through a uPVC front door into the hallway with neutral painted decor, carpet and electric storage heater.

### **Lounge**

16'8" x 13'9" (5.10 x 4.20)

A large rear facing lounge with feature electric fire. There is floor to ceiling uPVC window overlooking the rear garden and a uPVC door opening out to the rear patio and garden. Neutral painted decor, carpet and electric storage heater.

### **Kitchen**

10'9" x 7'2" (3.30 x 2.20)

A modern fitted kitchen with neutral wall and base units, quartz worktops and tiled splash back. A one and a half stainless steel sink with drainer and mixer tap, integrated microwave, electric oven, electric hob, extractor and washer/dryer. Space for a freestanding fridge freezer. Laminate flooring and a rear facing uPVC double glazed window overlooking the rear garden.

### **Bedroom**

13'5" x 11'1" (4.10 x 3.40)

A good sized front facing double bedroom with fitted wardrobe. Neutral painted decor, carpet, uPVC double glazed window and an electric storage heater.

### **Shower Room**

10'2" narrowing to 7'8" x 6'2" (3.11 narrowing to 2.35 x 1.90)

With walk in shower unit and electric shower. White low flush WC and pedestal sink. Tiling to the shower area and lower half of the

walls, painted decor to the top. Tiled flooring, heated towel rail and front facing uPVC double glazed window with obscured glass. Handrails in the shower area and next to the WC. The bathroom also has a store cupboard which houses the boiler.

### **Outside**

To the front of the property is a communal lawn with mature borders and steps with hand rail leading up to the front door. There is also ramp access to the front door from the left of the property. The front of the bungalow has a canopy area sheltering the front door.

To the rear of the property is a small patio area accessed via a step down with handrail. There is a communal well maintained walled garden with lawn and mature borders.

### **General Information**

Tenure: LEASEHOLD

Energy Performance Rating: D

Council Tax Band- B

uPVC Double Glazing

Electric heating

Fridge Freezer Included in the Sale

Total Floor Area 544.00 sq ft / 50.5. sq m

Loft has pull down ladder, light and is partially boarded

### **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.



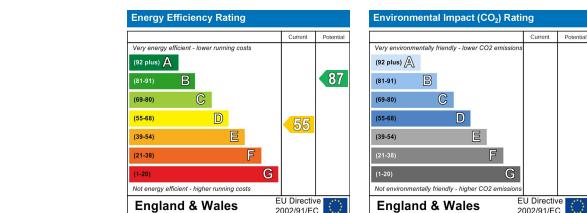
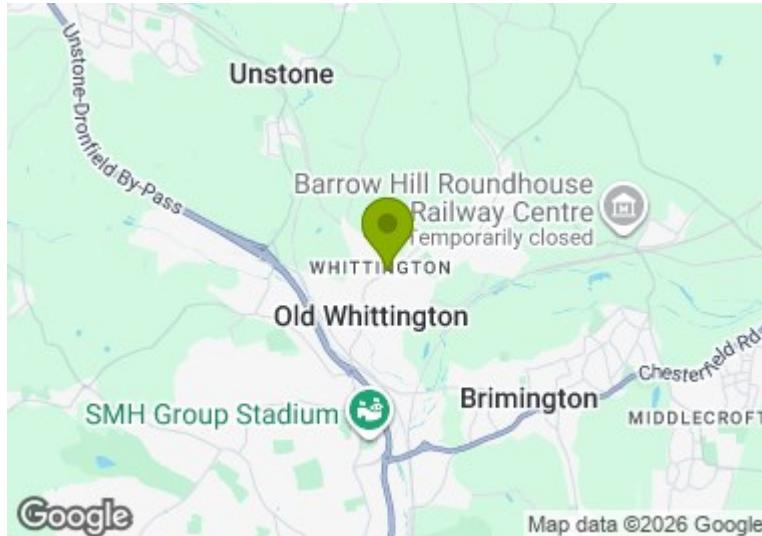
GROUND FLOOR  
50.5 sq.m. (544 sq.ft.) approx.



TOTAL FLOOR AREA: 50.5 sq.m. (544 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Meriton 2022.

## On Site Village Club

At the heart of the village is the Village Club, where residents choose to relax and socialise in the spacious lounge, making new friends or just catching up on recent events. Activities are held regularly: Coffee Mornings, Guest Speakers, Musical Gatherings, Celebrations, Quizzes, Card Games, etc. You may join in as much or as little as you like. Facilities within the building are: Resident's Lounge, Toilets, Self Service Laundrette, Kitchen, Manager's Office, Guest Suite, visitor parking and staff apartments.



### 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 solicitor.

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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Mansfield branch  
24 Albert Street  
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 Holwell Street,  
Chesterfield, S41 7SA  
01246 221039



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**PINEWOOD**