



Old School Lane, Calow, Chesterfield, Derbyshire S44 5UE

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£200,000

P I N E W O O D



Old School Lane Calow Chesterfield Derbyshire S44 5UE

£200,000

**2 bedrooms
1 bathrooms
1 receptions**

- BRICK AND UPVC SPACIOUS CONSERVATORY TO THE REAR OVERLOOKING WOODLAND
- SEMI DETACHED SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR - ON STREET PARKING IS ALSO AVAILABLE
- ENCLOSED EASY TO MAINTAIN INDIAN SANDSTONE PATIO TO REAR - ENCLOSED LAWNED GARDEN TO FRONT
- STYLISH FULLY TILED BATHROOM WITH SHAPED BATH AND SHOWER OVER AND BLACK FINISHINGS
 - BUILT IN WARDROBES/STORAGE TO BOTH BEDROOMS
 - SPACIOUS LOUNGE WITH UNDER STAIRS STORAGE
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR - SPACE/PLUMBING FOR A WASHING MACHINE AND SPACE FOR A TALL FRIDGE FREEZER
- GAS CENTRAL HEATING - COMBI BOILER FITTED 2023 - FREEHOLD - UPVC DOUBLE GLAZING
 - QUIET CUL DE SAC OFF A MAIN COMMUTER ROUTE
- EASY ACCESS TO THE M1 MOTORWAY, HOSPITAL, TOWN CENTRE, COLLEGE AND TRAIN STATION



MODERN TWO BED HOME IN CUL-DE-SAC POSITION

This beautifully presented two-bedroom semi-detached house offers just over 700 sq. ft. of thoughtfully arranged accommodation. The property is set in a quiet cul-de-sac within a popular residential area in Calow, conveniently located for local village amenities, the hospital, town centre, college, train station, and major commuter routes including the M1.

The ground floor comprises a welcoming entrance hall with wooden laminate flooring, leading to a spacious lounge with under-stairs storage, and access into a brick and uPVC conservatory overlooking the rear courtyard and woodland. A modern kitchen features cream shaker-style wall and base units with laminated work surfaces, tiled surrounds, a four-ring electric hob with extractor, space and plumbing for a washing machine, and space for a tall fridge/freezer.

Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes/storage, and a stylish fully tiled bathroom featuring a white P-shaped bath with chrome rain shower, black mixer tap and fittings, wall-mounted vanity unit with ceramic sink, low-flush WC, wall-mounted light-up mirror and wall-mounted radiator

Externally, the property benefits from a semi-detached single garage with up-and-over door, rear uPVC door, lighting, power, and eaves storage. The enclosed front garden is mainly laid to lawn, while the fully enclosed rear courtyard features an Indian sandstone patio, offering a private and low-maintenance outdoor space, overlooking woodland.

Additional benefits includes easy access to the park, gas central heating, UPVC double glazing, freehold tenure, and on-street parking. This property is ideal as a for a first time buy, investment or for those looking to downsize.

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ENTRANCE HALL

The entrance hall is welcoming, with wooden laminate flooring, neutral painted décor, a central heating radiator, and a frosted glazed composite front door. Carpeted stairs lead to the first-floor landing, which features a uPVC window and loft access, providing a light and airy feel.

KITCHEN

10'8" x 6'0" (3.26 x 1.85)

A bright, well-appointed kitchen featuring tiled-effect vinyl flooring and neutral painted décor, with a central heating radiator. The uPVC windows provide plenty of natural light, while cream shaker-style wall and base units with laminated work surfaces and tiled surrounds offer ample storage and workspace. The kitchen is fitted with a four-ring electric hob, extractor, oven, and a stainless-steel sink with drainer and mixer tap. Space and plumbing are provided for a washing machine, with additional space for a tall fridge/freezer.

LOUNGE

12'8" x 12'8" (3.88 x 3.87)

A spacious lounge with wooden laminate flooring and neutral painted décor, centred around a feature fireplace housing an electric fire. The room includes a radiator, useful under-stairs storage cupboard, and provides access through the uPVC doors into the conservatory, creating a seamless flow of living space

CONSERVATORY

11'2" x 9'10" (3.42 x 3.00)

A brick-built conservatory with wooden laminate flooring and neutral painted décor, featuring uPVC windows and a corrugated roof, offering a bright and versatile additional living space with views over woodland and access to the rear courtyard.

BATHROOM

6'3" x 6'2" (1.91 x 1.90)

A contemporary fully tiled bathroom featuring a wall-mounted radiator and a grey gloss vanity unit with ceramic sink and black mixer tap. The room includes a low-flush WC, a wall-mounted light-up mirror, and a P-shaped bath with black mixer tap, glass screen, and chrome rain head shower. Inset spotlights and an extractor fan complete the modern finish

BEDROOM ONE

12'8" x 9'10" (3.87 x 3.01)

A generous rear-facing double bedroom, carpeted and finished in neutral painted décor, featuring uPVC window, built-in wardrobes and a central heating radiator.

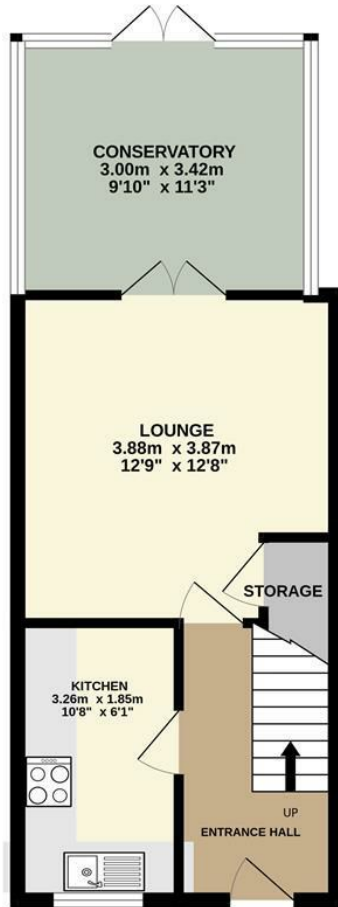
BEDROOM TWO

12'7" x 7'1" (3.85 x 2.17)

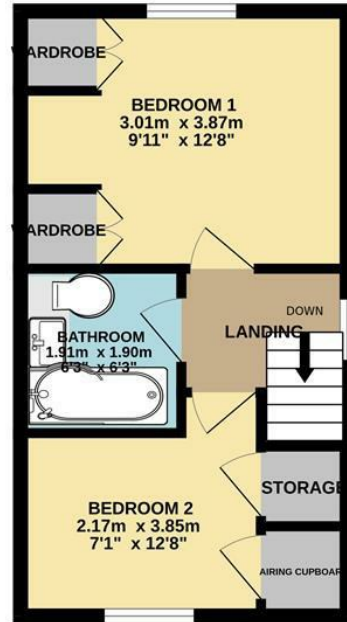
A well-proportioned front-facing single bedroom, complete with a built-in airing cupboard housing the gas boiler and hot water cylinder, as well as an additional built-in storage cupboard, painted decor, radiator and uPVC window.



GROUND FLOOR
37.2 sq.m. (400 sq.ft.) approx.



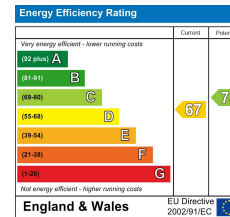
1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 64.7 sq.m. (697 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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EXTERIOR

To the front, the property benefits from a driveway providing off-street parking and access to a semi-detached single garage. A gated side entrance leads to an attractive lawned front garden with side borders and a paved path to the front door. A pathway continues along the side of the property to the enclosed rear garden with an Indian sandstone paved seating area, offering a private and versatile outdoor space, overlooking woodland.

SINGLE SEMI DETACHED GARAGE

17'0" x 8'8" (5.19 x 2.65)

A semi-detached single garage with up-and-over door and a rear uPVC access door to the front garden, fitted with lighting, power, and eaves storage, providing practical additional space.

GENERAL INFORMATION

Gross internal floor area: 697.00 sq ft / 64.7 sq m

Gas central heating (alpha combi boiler fitted 2023) warranty remaining

uPVC double glazed windows & doors (composite front door)

Security alarm system & external security lights

Loft with additional insulation, partially boarded, lighting, power and pull down ladder.

Council Tax Band: B

Tenure Freehold

EPC Rated D

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.

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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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