



**Patterdale Road, Dunston, Chesterfield, Derbyshire S41 8FE**

 3  1  1  EPC B

**Offers In The Region Of  
£250,000**

**PINewood**

# Patterdale Road Dunston Chesterfield Derbyshire S41 8FE



## Offers In The Region of £207,000

**3 bedrooms  
1 bathrooms  
1 receptions**

- Ideally located within the Skylarks development - Built 2022 - Remainder of the New Build Warranty
- Freehold - Council Tax Band: C
  - 3 spacious bedrooms
  - 1 modern bathroom
  - Cosy reception room
  - Located in Chesterfield
  - South Facing Rear Garden
- Easy access to transport link and M1 motorway - Close to local amenities
  - Ideal for families
  - Viewing recommended





100% OWNERSHIP OF THIS STUNNING PROPERTY, IDEALLY LOCATED WITHIN THE SKYLARKS DEVELOPMENT...

Tucked away on the lovely Skylarks development, this delightful property offers a perfect blend of comfort and convenience. Spanning an impressive 891 square feet, the home features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. Stunning well equipped separate kitchen and a ground floor wc completes this floor.

Upstairs the bathroom is thoughtfully designed to cater to your daily needs, ensuring a practical yet stylish space.

One of the standout features of this home is the ample parking available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for you and your guests.

Located in the heart of Chesterfield, you will find yourself surrounded by a vibrant community with a variety of local amenities, schools, and parks nearby. This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a well-appointed home.

Do not miss the chance to make this charming residence your own.

Contact Pinewood Properties for more information or to book a viewing.

#### Entrance Hall

This welcoming entrance hall offers access to the kitchen, sitting/dining room, and downstairs WC, featuring wood-effect flooring and neutral walls that create a bright and airy atmosphere. A staircase leads to the first floor landing, adding to the home's thoughtful layout.

#### Kitchen

13'1" x 8'9" (3.98m x 2.66m)

A contemporary kitchen presented with a clean, modern design, it features high-gloss cabinetry, dark work surfaces, and integrated appliances including a gas hob and oven. The kitchen benefits from natural light through a window overlooking the front, with practical tiled flooring and open shelving providing additional storage space.

#### Sitting/Dining Room

14'5" x 16'2" (4.40m x 4.94m)

A spacious sitting and dining room flooded with natural light from rear windows and double doors leading to the garden. Warm wood flooring complements the soft neutral walls. The sitting area comfortably accommodates a large corner sofa and TV, while the dining space offers room for a table and chairs, creating a relaxed and sociable living environment.

#### WC

The downstairs WC is neatly presented with light walls and flooring, featuring a compact basin and toilet with a frosted window allowing natural light to enter while maintaining privacy.

#### Landing

The landing serves as a central point connecting three bedrooms and the family bathroom. It is bright and practical, with neutral décor and access to a storage cupboard under the stairs.

#### Bedroom 1

14'5" x 9'5" (4.40m x 2.88m)

A peaceful main bedroom, generously sized, featuring a large window that fills the room with daylight. The space is carpeted and decorated in soft tones, creating a restful and comfortable retreat.

#### Bedroom 2

13'1" x 8'9" (3.98m x 2.66m)

Bedroom two is a well-proportioned room with a window overlooking the front. It is comfortably carpeted and decorated in neutral tones, suitable as a guest room or child's bedroom.

#### Bedroom 3

8'6" x 7'6" (2.59m x 2.28m)

Bedroom three is a smaller room with a window facing the front, providing natural light. It is presented with soft carpeting and neutral walls, ideal as a study or nursery.

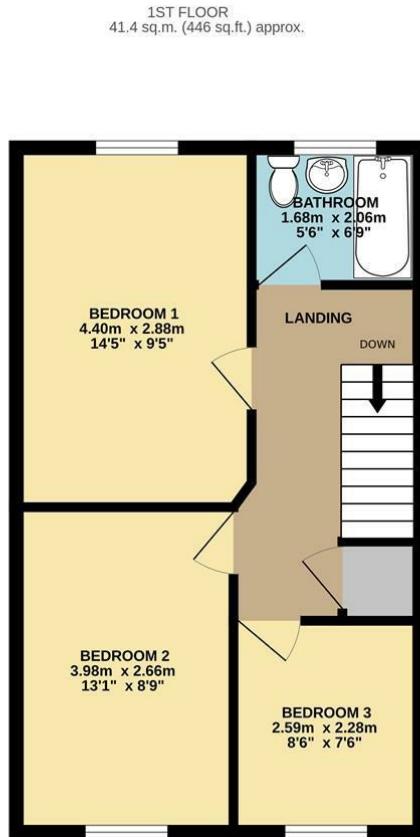
#### Bathroom

5'6" x 6'9" (1.68m x 2.06m)

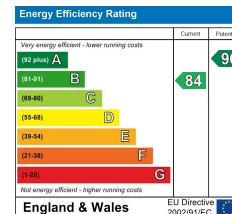
The family bathroom is fitted with a white suite including a bath with shower over, WC, and basin. It features stylish, grey tiled walls and flooring, with a window offering natural light and ventilation.

#### Rear Garden

The rear garden is an enclosed outdoor space with a lawn and fenced boundaries, offering privacy and a safe environment for children or pets. It comfortably fits a dining table and chairs, making it perfect for outdoor dining and relaxation.



TOTAL FLOOR AREA : 82.8 sq.m. (891 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the above floor plan, 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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The Property  
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CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



FEDERATION  
OF INDEPENDENT  
AGENTS

**Front Exterior**  
The front exterior of the property features a charming and well-maintained façade with red brickwork and white-framed windows. A driveway runs alongside the house providing parking, while the small garden area is planted with shrubs and a tree, enhancing the property's curb appeal.

#### GENERAL INFORMATION

EPC: B  
Council Tax Band: C  
Total Floor Area: 891 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating

#### 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

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.

**PINEWOOD**