



Brearley Avenue, New Whittington, Chesterfield, S43 2DZ

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£235,000

PINEWOOD





# Brearley Avenue New Whittington Chesterfield

S43 2DZ

£235,000

3 bedrooms  
1 bathrooms  
1 receptions

- Totally renovated to a superb standard - three-bedroom semi detached family home
  - Bright front-facing spacious living room with new modern décor
- New Contemporary kitchen diner with shaker-style units and New UPVC French doors to the garden
  - Two generous double bedrooms plus a versatile single bedroom with built in storage
- New Contemporary fully tiled bathroom with white suite including a bath and overhead shower - chrome finishings
- Extensive gravel driveway providing off-road parking for multiple vehicles and access into the single detached garage offering additional storage or parking
  - New Heating System - New Decor - New Bathroom - New Kitchen - New Flooring
  - Enclosed rear garden with lawn and patio, and a degree of privacy - ideal for outdoor living!
- Council Tax Band B - New Gas Central Heating (Combi boiler) - New uPVC Double Glazing and New Front door and uPVC French Doors
  - Leasehold 745 Years remaining with £15 per annum fixed price ground rent





**PROPOSED TO SUPERB STANDARD - A STYLISH, MOVE-IN READY FAMILY HOME WITH GENEROUS DRIVEWAY AND SINGLE DETACHED GARAGE, MODERN INTERIORS AND A PRIVATE REAR GARDEN\*\***

This well-presented semi detached family home offers bright, modern accommodation throughout, ideal for a range of buyers. The property opens into a welcoming entrance hall with useful under stairs storage and contemporary finishes. The front-facing reception room provides a comfortable living space, while the standout kitchen diner sits to the rear, featuring shaker-style units with soft-close drawers, integrated electric hob, oven and extractor, and space for appliances. uPVC French doors and full-height glazing flood the room with natural light and open directly onto the rear enclosed garden, creating an excellent space for everyday living and entertaining. The stylish bathroom is fully tiled and fitted with a bath and overhead shower, vanity unit, chrome towel radiator and contemporary fittings.

Upstairs, the property offers three bedrooms, including two generous doubles and a further single bedroom with built-in storage.

Externally, the front of the property benefits from an extensive gravel driveway providing off-road parking for multiple vehicles and access to a single detached garage with electric roller door. To the rear is an enclosed garden with lawn and patio area, ideal for outdoor dining and family use.

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

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

#### **ENTRANCE HALL/STAIRS AND LANDING**

A modern composite entrance door with uPVC frosted glazed panels opens into a bright and welcoming entrance hall, finished with grey laminate flooring and painted décor. The hall benefits from inset spot lighting, a wall-mounted radiator and useful under stairs storage, with stairs rising to the first-floor landing. The landing continues the well-presented feel of the home and features a uPVC double glazed window providing natural light.

#### **LIVING ROOM**

16'7" x 11'9" (5.08 x 3.60)

The living room is light and spacious, finished with modern décor and newly fitted grey carpeting. The room benefits from a uPVC double glazed window allowing ample natural light, along with painted walls and a radiator, creating a comfortable and inviting space for relaxation.

#### **BATHROOM**

7'3" x 6'10" (2.23 x 2.09)

The newly fitted ground floor bathroom is finished to a high standard, featuring grey laminate flooring and fully tiled walls in a stylish grey gloss brick design. The suite comprises a panelled bath with a chrome shower and glass screen, complemented by inset spot lighting and a wall-mounted heated chrome towel radiator. Additional fittings include a ceramic wash hand basin set within a grey gloss vanity unit with chrome mixer tap, a wall-mounted mirror and a low-level WC. An extractor fan and a uPVC frosted double glazed window provide ventilation and natural light, completing this modern and well-appointed bathroom.

#### **KITCHEN DINER**

18'9" x 9'3" (5.73 x 2.82)

The newly fitted kitchen diner is a stylish and contemporary space, finished with grey wood-effect laminate flooring and painted décor. The room benefits from inset spot lighting, a wall-mounted radiator, a uPVC double glazed window and full-length uPVC panels with French doors opening to the rear, allowing plenty of natural light. The kitchen is fitted with modern grey shaker-style wall and base units with soft-close drawers, complemented by laminated worktops and decorative tiled splashbacks. Integrated Beko appliances include an electric hob, oven and extractor, along with a stainless steel sink featuring a chrome mixer tap. There is also space and plumbing for a washing machine and room for a tall fridge/freezer, making this an attractive and highly practical family kitchen diner.

#### **BEDROOM ONE**

15'6" x 10'2" (4.73 x 3.11)

Bedroom one is a generously proportioned double room positioned to the front of the property. Finished with carpeted flooring and painted décor, the room benefits from a large uPVC double glazed window allowing plenty of natural light, a radiator, and ample space for a full range of bedroom furniture.

#### **BEDROOM TWO**

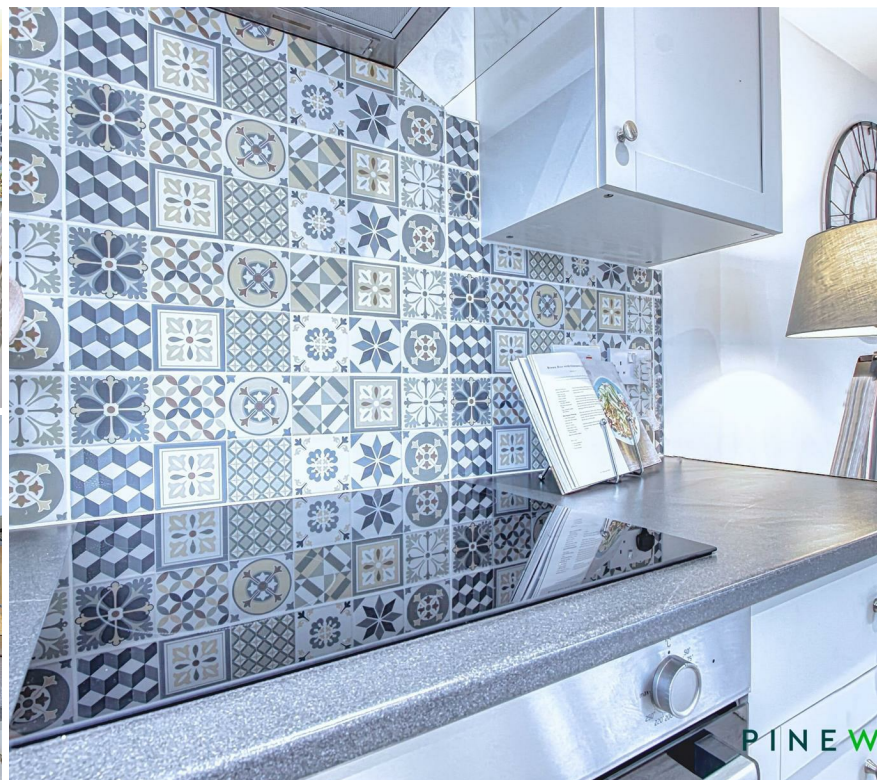
12'3" x 11'10" (3.74 x 3.63)

Bedroom two is a well-proportioned double room positioned to the rear of the property, finished with carpeted flooring and painted décor. The room benefits from a uPVC double glazed window with fitted blinds and a radiator, offering comfortable and well-presented accommodation.

#### **BEDROOM THREE**

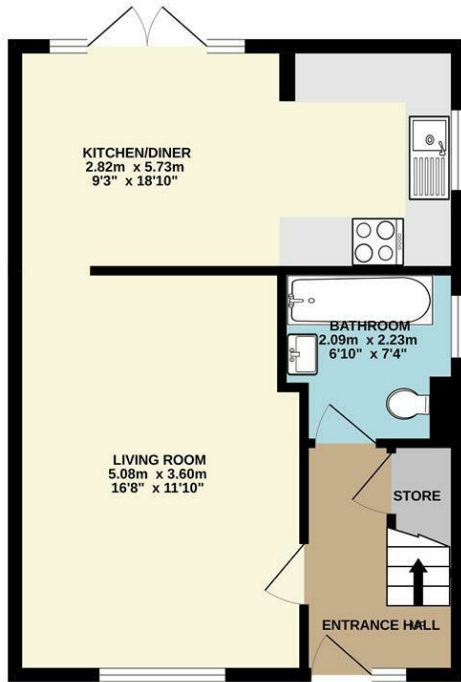
9'10" x 9'0" (3.01 x 2.75)

Bedroom three is a single room positioned to the rear of the property, finished with carpeted flooring and painted décor. The room benefits from a uPVC double glazed window with fitted blinds, a radiator and a useful built-in storage cupboard, making it an ideal child's bedroom, home office or dressing room.

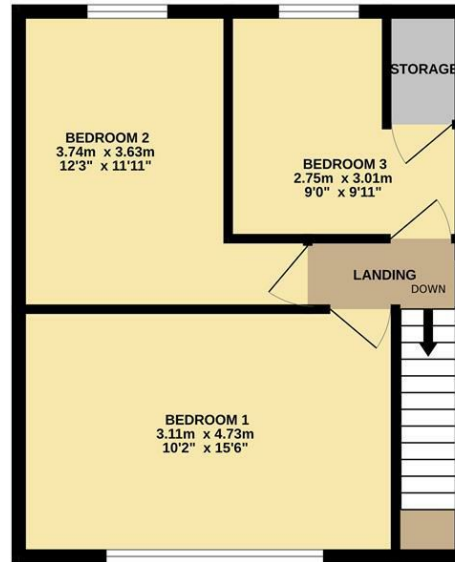




GROUND FLOOR  
43.6 sq.m. (469 sq.ft.) approx.



1ST FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 81.6 sq.m. (879 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## EXTERIOR

Externally, the property offers excellent kerb appeal with an extensive gravel driveway to the front providing off-road parking for several vehicles, complemented by a front lawned area. There is gated side access leading to the rear garden and access to a single detached brick-built garage. To the rear, the garden is fully enclosed and laid mainly to lawn with a patio seating area, creating a private and low-maintenance outdoor space ideal for relaxing or entertaining.

## SINGLE DETACHED GARAGE

19'6" x 9'4" (5.96 x 2.87)

The property further benefits from a single detached brick-built garage, fitted with an electric Gorilla roller door and equipped with lighting and power, providing secure parking and excellent additional storage.

## GENERAL INFORMATION

EPC: TBC

Council Tax Band: B

Total Floor Area: 879.00 sq. ft / 806 sq m

NEW uPVC Double Glazing

New Gas Central Heating

Full refurbishment carried out to the property including new central heating system, new boiler, new bathroom, new kitchen, new front door and window removed at rear creating French doors onto garden. Full redecoration and carpets throughout.

## 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.

## MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

## DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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