



East Street, Doe Lea, Chesterfield, Derbyshire S44 5NP

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£175,000

PINEWOOD

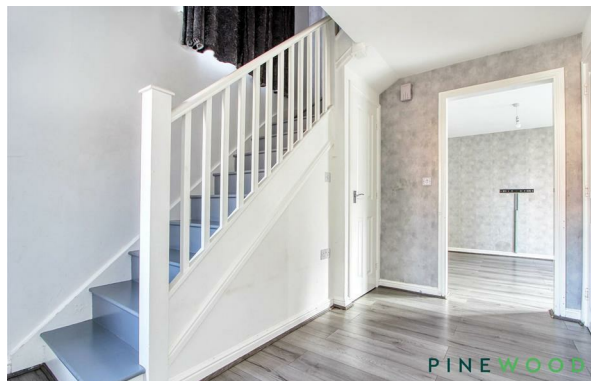


East Street Doe Lea Chesterfield Derbyshire S44 5NP

£175,000

**3 bedrooms
2 bathrooms
1 receptions**

- CALLING ALL FIRST TIME BUYERS, GROWING FAMILIES OR INVESTORS
- DRIVEWAY PARKING FOR TWO CARS AND ON STREET PARKING IS ALSO AVAILABLE
- GROUND FLOOR WC - ENSUITE SHOWER ROOM - FAMILY BATHROOM
 - KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- SOUTH FACING ENCLOSED GARDEN EASY TO MAINTAIN GARDEN WITH DECKING, ASTRO TURF AND SHED
- EASY ACCESS TO THE M1 MOTORWAY AND MAIN COMMUTER ROUTES
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - CLOSE TO THE FIVE PITS TRAIL FOR WALKS AND HARDWICK ESTATE
 - POPULAR RESIDENTIAL ESTATE
- LOUNGE DINER WITH DIRECT ACCESS TO THE REAR GARDEN - PERFECT FOR ENTERTAINING



MODERN 3-BEDROOM SEMI-DETACHED FAMILY HOME – IDEAL FOR FIRST-TIME BUYERS & YOUNG FAMILIES

located in the charming village of Doe Lea, near Chesterfield, this well-presented three-bedroom semi-detached home offers the perfect balance of modern living and rural charm. Situated just off the M1, it boasts excellent transport links to Chesterfield, Mansfield, and Sheffield, making it ideal for commuters.

Upon entering, you are welcomed into a bright entrance hallway, leading to a spacious living room and a stylish kitchen diner with an integrated oven, hob, and extractor—perfect for family meals or entertaining. A downstairs WC adds to the convenience.

Upstairs, the home features three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom.

Externally, the south-facing rear garden is designed for low-maintenance enjoyment, featuring decking, astro turf, and a shed—ideal for relaxing or entertaining. A driveway provides off-street parking for two cars, with additional on-street parking available.

Situated in a popular residential estate, the property is close to local amenities, schools, parks, and the National Trust's Hardwick Hall, offering picturesque walks and outdoor activities. The nearby Five Pits Trail is perfect for nature lovers.

Additional features include gas central heating, UPVC double glazing, and Council Tax Band A.

DON'T MISS OUT on this fantastic opportunity—perfect for first-time buyers, growing families, or investors!

Contact us today to arrange a viewing!

Entrance Hall

The property is entered into the hallway through the composite door, grey wood effect laminate flooring and useful storage cupboard.

Kitchen / Diner

15'2" x 9'7" (4.63 x 2.94)

The modern kitchen is light and airy, featuring two uPVC windows, grey wood effect laminate flooring, and a sleek electric hob and oven. A swan neck mixer tap with a drainer adds practicality, while the layout offers ample space for meal preparation.

Living Room

17'8" x 10'1" (5.41 x 3.09)

A bright and spacious living area with grey wooden laminate flooring, a central heating radiator, and a large uPVC window allowing natural light to flood the space. Double uPVC patio doors open directly onto the rear garden, offering a seamless indoor-outdoor flow—ideal for entertaining or enjoying summer evenings.

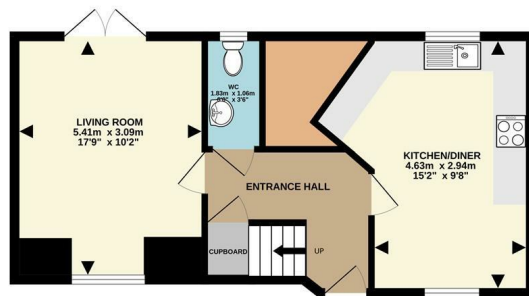
WC

6'0" x 3'5" (1.83 x 1.06)

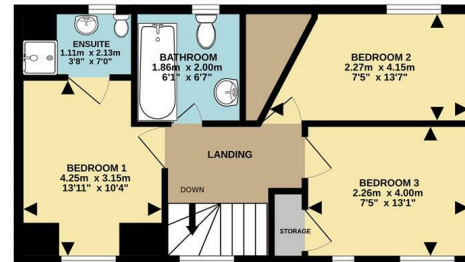
Conveniently located on the ground floor, the WC features grey wooden laminate flooring, a pedestal sink with tiled splashback and chrome taps, and a toilet, complete with a central heating radiator and uPVC frosted window



GROUND FLOOR
42.2 sq.m. (455 sq.ft.) approx.

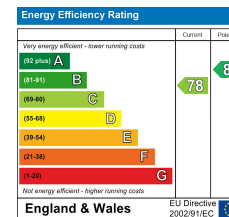


1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 79.8 sq.m. (859 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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Bedroom 1

13'11" x 10'4" (4.25 x 3.15)

The spacious primary double bedroom offers plush carpeting, a uPVC window, and a central heating radiator.

Ensuite

6'11" x 3'7" (2.13 x 1.11)

The private ensuite is complete with laminate flooring, an electric shower cubicle, a pedestal hand wash basin, a toilet, and an extractor fan, as well as a uPVC window with opaque glass for privacy.

Bedroom 2

13'7" x 7'5" (4.15 x 2.27)

A comfortable second bedroom featuring carpeted flooring, a uPVC window, and a central heating radiator, perfect as a guest room, children's room, or home office.

Bedroom 3

13'1" x 7'4" (4.00 x 2.26)

A versatile third bedroom with carpeted flooring, two uPVC windows, a built-in storage cupboard with shelving, and a central heating radiator. This room offers excellent potential as a bedroom, study, or creative space.

Bathroom

6'6" x 6'1" (2.00 x 1.86)

The stylish family bathroom includes laminate flooring, a pedestal hand wash basin with tiled splash back, radiator, a toilet, and a bath with an overhead shower. A uPVC window with opaque glass offers privacy while allowing natural light to enter.

External

To the front of the property is lawn, access to on street parking, driveway parking for two cars and to the rear is a fully enclosed south facing garden with decking, astro turf and shed.

General Information

COUNCIL TAX BAND - A

TENURE - FREEHOLD

TOTAL FLOOR AREA - 859.00 sq ft / 79.8 sq m

EPC RATING - C

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

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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