



Birkin Lane, Grassmoor, Chesterfield, Derbyshire S42 5BW

3 1 2 EPC D

£200,000

PINEWOOD



Birkin Lane Grassmoor Chesterfield Derbyshire S42 5BW

£200,000

**3 bedrooms
1 bathrooms
2 receptions**

- Close to Grassmoor Country Park for Walks
- Easy Access to the M1 Motorway and Main Commuter Routes
- Close to the Village Amenities and the Towns of Chesterfield and Clay Cross
 - Driveway Parking for Two/Three Cars
- Gas Central Heating - Council Tax band A - uPVC Double Glazing - EPC Rated D
- Large Sun Room/Garden Room with uPVC Doors to the Rear Garden
- Utility Room and Ground Floor Shower Room - Ensuite Shower to Principal Bedroom
 - Rear Garden with Patio and Lawn
- Modern Bathroom with White Suite and Freestanding Roll Top Bath
- Bespoke Kitchen with Island and Dining/Family Area - Under Stairs Storage





EXTENDED TO THE REAR....Nestled in the heart of Grassmoor, this charming THREE BED SEMI DETACHED and character-filled home effortlessly blends warmth and practicality. From the moment you step inside, you are welcomed by a beautifully designed open-plan lounge, where an exposed brick fireplace and rustic wooden beams create a cosy yet stylish ambience. The adjoining dining/family area and kitchen offer the perfect setting for entertaining, while a separate utility room, shower room, and sunlit garden/sun room add further versatility to the ground floor.

Upstairs, three well-proportioned bedrooms provide ample living space to suit a variety of needs. The principal bedroom benefits from a private shower/store cupboard, while the second double bedroom boasts an ensuite toilet and built-in storage. A third single bedroom offers flexibility as a home office, children's room, or walk-in wardrobe. Completing the first floor is a sleek and modern family bathroom with white three-piece including a roll top bath.

Outside, a private rear garden provides a tranquil retreat, ideal for relaxing or entertaining. The spacious driveway accommodates two/three vehicles, with additional on-street parking available for guests. Situated close to local amenities, highly regarded schools, Grassmoor Country park for walks, and excellent transport links via the M1 Motorway, this delightful home offers both charm and convenience.

Don't miss your chance to make this stunning property your own—schedule a viewing today!

ENTRANCE HALL/STAIRS AND LANDING

The welcoming entrance hall has a uPVC entrance door, carpeted staircase rising to the first floor, painted décor, and a radiator, the landing has a uPVC window, loft access, painted décor with a wallpaper feature wall.

LOUNGE

14'4" x 13'0" (4.39 x 3.98)

A characterful living space with solid wood flooring, a wood burner, a striking brick feature wall, a curved radiator, and a uPVC curved bay window, allowing for plenty of natural light and being open plan to the dining /family area.

DINING/FAMILY AREA

10'11" x 8'2" (3.34 x 2.49)

Seamlessly flowing from the lounge, this space includes a built-in storage cupboard, solid wood flooring, painted décor, a UPVC window, and a radiator.

UTILITY ROOM/OFFICE

10'8" x 4'1" (3.27 x 1.26)

A versatile space with wooden flooring, painted décor, loft access, a UPVC frosted window, and space/plumbing for a washing machine and tumble dryer.

GROUND FLOOR SHOWER ROOM

8'0" x 3'11" (2.44 x 1.20)

Featuring tiled flooring, a shower enclosure with a chrome rain head shower, a pedestal sink with chrome taps, part-tiled walls, a radiator, a low-flush WC, and an extractor fan.

GARDEN/SUN ROOM

9'7" x 8'7" (2.94 x 2.64)

A bright and airy space with wooden laminate flooring, UPVC windows, and uPVC French doors opening onto the patio.

KITCHEN

10'11" x 9'8" (3.34 x 2.97)

A charming farmhouse-style kitchen fitted with solid wood base units, a Belfast sink with a mixer tap, tiled flooring, tiled surrounds, exposed beams, and red brick walls. There is ample space for a range cooker, a tall fridge freezer, and under-counter appliances. Triple-folding doors lead to the conservatory.

GROUND FLOOR
53.0 sq.m. (571 sq.ft.) approx.

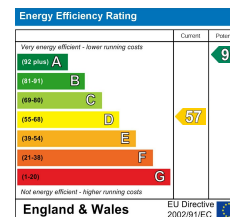
1ST FLOOR
40.0 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA: 93.0 sq.m. (1001 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.

Made with Metropix ©2025



BEDROOM ONE

13'2" x 10'3" (4.03 x 3.14)

Spacious and stylish double bedroom to the front aspect, with a built-in storage cupboard, en suite shower, carpeted flooring, a radiator, painted décor, decorative coving, and a ceiling rose.

ENSUITE SHOWER/STORAGE CUPBOARD

3'0" x 2'7" (0.92 x 0.79)

Fully tiled with a shower tray, chrome shower and a frosted uPVC window.

BEDROOM TWO

11'8" x 7'1" (3.57 x 2.16)

A well-proportioned double bedroom to the rear aspect featuring a built-in storage cupboard, carpeted flooring, painted décor, a uPVC window, and a radiator.

ENSUITE WC

4'8" x 2'5" (1.43 x 0.74)

Tiled effect vinyl flooring, low-flush WC, corner sink with chrome taps, tiled surrounds, and painted décor.

BEDROOM THREE

9'6" x 5'5" (2.90 x 1.66)

This useful room could easily be used for a nursery, office, gym, child's bedroom or walk in wardrobe, with carpeted flooring, painted décor with a wallpaper feature wall, a radiator, and a uPVC window.

FAMILY BATHROOM

7'3" x 6'8" (2.23 x 2.05)

Featuring a stylish white suite comprising a roll-top freestanding bath, low-flush WC, and pedestal hand basin. The space is enhanced by a UPVC frosted window, radiator, wall-mounted towel radiator, painted décor, and patterned vinyl flooring.

OUTSIDE

The property features a generously sized, private enclosed rear garden, offering the perfect setting for family activities, outdoor relaxation, or entertaining guests in a serene environment. A spacious driveway provides off-road parking for two/three vehicles, with additional on-street parking available for visitors.

GENERAL INFORMATION

General - Gas Central Heating (Combi Boiler)
uPVC Double Glazed Windows and Doors
Gross internal floor area -
Tenure - Freehold
Council Tax Band A - NEDDC
EPC Rated D

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.

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 Holywell Street,
Chesterfield, S41 7SA
01246 221039



PINEWOOD