



**Chestnut Drive, Hollingwood, Chesterfield, Derbyshire S43 2LZ**

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EPC    C

**£165,000**

**PINWOOD**

# Chestnut Drive Hollingwood Chesterfield Derbyshire S43 2LZ



**£165,000**

**2 bedrooms  
2 bathrooms  
1 receptions**

- Ideal Property for First Time Buyers or Investors Alike
- Ground Floor WC - Sleek and Stylish Bathroom with White Suite and Shower Over
  - Allocated Parking Space In Communal Car Park
- Enclosed Easy to Maintain Rear Landscaped Garden with Astro Turf Lawn and Patio Seating Area
  - Cosy Lounge Diner with uPVC Doors Leading out to the Rear Garden
- Stunning Kitchen with Integrated Oven, Hob and Extractor, Washer and Fridge Freezer - Space for a Bistro Table
- Built in Mirrored Wardrobes to Bedroom Two - Built in Storage to Bedroom One
- Gas Central Heating - Combi Boiler - uPVC Double Glazing - Freehold - Council Tax Band B
  - Located off the Main Road - Via a Walkway
- Close to all the Village Amenities, Easy Access to the Main Commuter Routes and M1 Motorway



JUST MOVE IN!

Ideal for First-Time Buyers or Investors

Nestled in the sought-after area of Hollingwood, Chesterfield, this beautifully presented mid-town house on Chestnut Drive combines modern style with everyday comfort. Offering 633 sq. ft. of well-planned living space, it's perfect for small families, couples, or individuals looking for a cosy yet functional home.

From the main road, a welcoming path leads to the house, on entering into the entrance hall, where you'll find a handy ground-floor WC and a stylish, well-equipped kitchen complete with integrated oven, hob, extractor, fridge, freezer, and washing machine — with space for a charming bistro table.

The inviting lounge-diner creates a warm, relaxed atmosphere, ideal for unwinding or entertaining. uPVC doors open onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, there are two generously sized double bedrooms. The principal bedroom includes a built-in storage cupboard, while the second bedroom boasts fitted mirrored wardrobes.

To the rear, there's an allocated parking space for one vehicle, adding to the convenience. The rear garden is enclosed and landscaped with astro turf lawn and patio seating area.

The location offers a friendly community feel, excellent local amenities, and superb transport links — with easy access to the M1, main commuter routes, and Chesterfield Canal for scenic walks.

This home offers more than just a place to live — it's a lifestyle. Whether you're stepping onto the property ladder, downsizing, or investing, this Chestnut Drive gem is ready to welcome you.

#### ENTRANCE HALL/STAIRS AND LANDING

The property is entered down a walkway from the main road, through the composite door, stairs rise from the entrance hallway to the first-floor accommodation, where there is also access to the loft.

#### GROUND FLOOR WC

4'8" x 3'3" (1.43 x 1.00)

Featuring a modern low-flush WC, wash hand basin, central heating radiator, and attractive splash back tiling to the walls

#### BREAKFAST KITCHEN

11'5" x 7'5" (3.48 x 2.28)

Fitted with a range of wall and base units complemented by contrasting wood-effect work surfaces and an inset sink with drainer. The kitchen includes an electric oven with four ring electric hob and extractor, along with an integrated fridge and four drawer freezer and integrated washing machine. Finished with complementary splashback tiling and a front-facing UPVC double-glazed window.

#### LOUNGE DINER

14'6" x 11'7" (4.42 x 3.54)

A well-presented lounge diner featuring a built-in storage cupboard, stylish hard wood flooring, and a TV point. A central heating radiator and rear-facing UPVC double-glazed patio doors open directly onto the rear garden, creating a bright and inviting living space.

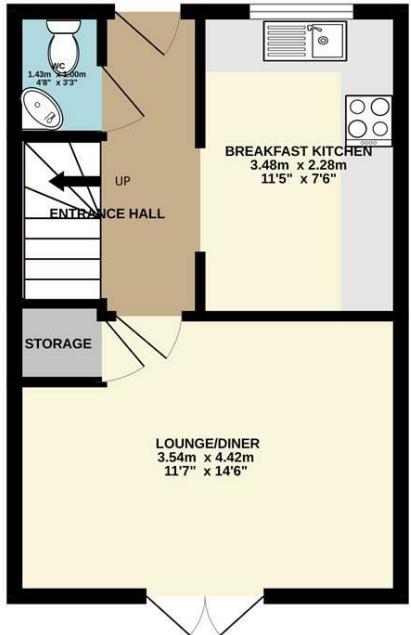
#### BEDROOM ONE

14'6" x 7'9" (4.42 x 2.38)

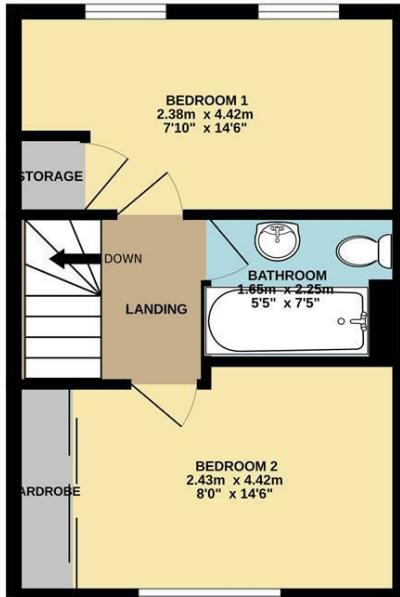
A well-proportioned front-facing double bedroom, complete with built-in storage cupboard, central heating radiator, and two uPVC double-glazed window.



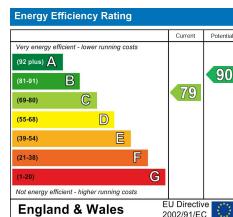
GROUND FLOOR  
29.5 sq.m. (318 sq.ft.) approx.



1ST FLOOR  
29.3 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA: 58.8 sq.m. (633 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 operating efficiency can be given.  
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20 Market Street,  
Clay Cross, S45 9JE  
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Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



**BEDROOM TWO**  
14'6" x 7'11" (4.42 x 2.43)

A rear-facing bedroom featuring built-in mirrored wardrobes, carpet, a central heating radiator, and a uPVC double-glazed window overlooking the rear garden and far reaching views.

**BATHROOM**  
7'4" x 5'4" (2.25 x 1.65)

Fitted with a white three-piece suite comprising a low-flush WC, wash hand basin, and panelled bath with mixer taps and shower over. Finished with complementary wall tiling, central heating radiator, and extractor fan

#### EXTERIOR

To the front of the property is a pebbled area, while to the rear lies an enclosed garden with astro turf lawn and patio area, providing an ideal space for outdoor seating and entertaining. The property benefits from an allocated parking space, with additional parking available in the communal car park to the rear.

#### GENERAL INFORMATION

Tenure: Freehold

Total Floor Area 633.00 Sq ft / 58.8 Sq m

EPC Rated C

Council Tax Band B - Chesterfield Borough Council

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.

#### 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.

**PINEWOOD**