



Lathkill Grove, Danesmoor, Chesterfield, Derbyshire S45 9TE

4 2 2 EPC D

£308,000

PINEWOOD



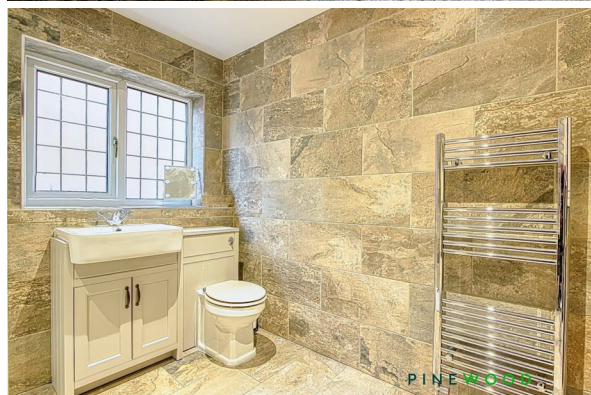


# Lathkill Grove Danesmoor Chesterfield Derbyshire S45 9TE

## £308,000

**4 bedrooms  
2 bathrooms  
2 receptions**

- BLOCK PAVED DRIVEWAY FOR 2/3 CARS AND SINGLE GARAGE
- ENSUITE BATHROOM TO PRINCIPAL BEDROOM WITH BUILT IN WARDROBES AND SPACE FOR A DRESSING TABLE
- COSY LOUNGE WITH FEATURE FIREPLACE AND uPVC BAY WINDOW
- SPACIOUS CONSERVATORY OVERLOOKING THE REAR GARDEN
- POPULAR RESIDENTIAL ESTATE - GENEROUS CORNER PLOT AND CUL DE SAC LOCATION
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - EPC RATING D - COUNCIL TAX BAND D
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- CONTEMPORARY FULLY TILED SHOWER ROOM WITH WHITE SUITE AND WALK IN SHOWER ENCLOSURE
- GATED PRIVATE EAST FACING REAR LANDSCAPED GARDEN WITH PATIO, DECKED SEATED AREA AND LAWN
- GROUND FLOOR WC AND UNDER STAIRS STORAGE





## BEAUTIFUL FAMILY HOME...Spacious & Modern Family Home in the Heart of Danesmoor.

Welcome to this beautifully presented detached four-bed home offering 1369 sq ft of generous living space, modern interiors, and a sought-after location ideal for families.

The modern kitchen diner is designed with both practicality and style in mind, boasting sleek cabinetry, contemporary integrated appliances, and plenty of granite worktop space—perfect for preparing family meals and entertaining guests.

The expansive living room and dining room forms the heart of the home, providing great spaces for both relaxation and social gatherings. Whether it's cosy family movie nights or lively dinner parties, this inviting setting adapts to your lifestyle with ease.

This impressive property features four well-proportioned bedrooms, each filled with natural light and offering ample storage to ensure a clutter-free living environment. With the addition of an ensuite bathroom to the principal bedroom and a stunning contemporary shower room.

Parking is well catered for with a generous block paved driveway and a single garage, offering ample space for multiple vehicles and additional storage. Outside, the private enclosed rear landscaped east facing garden provides a peaceful retreat, ideal for children to play or for unwinding after a busy day. With scenic walks nearby, nature lovers will appreciate the opportunity to explore the beautiful surroundings.

Situated in the friendly community of Danesmoor, this home benefits from excellent local schools, shops, and amenities, while the towns of Clay Cross and Chesterfield's vibrant town centre is just a short drive away. For those who enjoy outdoor adventures the stunning Peak District National Park is within easy reach, offering endless opportunities for walking, cycling, and exploring.

With spacious interiors, fantastic location and family-friendly surroundings, this property is a rare find, call us today to arrange a viewing!

### ENTRANCE HALL/STAIRS AND LANDING

A welcoming space featuring a uPVC door with a glazed frosted window, stylish grey carpet, radiator, alarm system, with the added benefit of under stairs storage. Stairs lead to the landing being finished with grey carpet, a radiator, loft access, a dado rail, and wallpapered décor, leading to the four bedrooms.

### KITCHEN DINER

15'0" x 8'9" (4.59 x 2.67)

Well-equipped with a range of shaker style drawers, wall and base units, sleek granite work surfaces, a four-burner gas hob, a high-level oven and grill, and a composite sink with a mixer tap. A uPVC window and uPVC door provide natural light and easy access to the conservatory.

### CONSERVATORY

9'8" x 8'10" (2.95 x 2.70)

A versatile additional living space featuring tiled flooring, painted décor, uPVC windows, double and additional side uPVC doors leading to the rear garden.

### LIVING ROOM

15'2" x 14'2" (4.63 x 4.32)

A spacious and inviting living area boasting two radiators, a dado rail, coving, and an elegant wooden fireplace with a marble surround and electric fire.

### RECEPTION ROOM - DINING ROOM

8'9" x 13'2" into bay (2.67 x 4.03 into bay )

Bright and airy versatile room, currently used as a dining room with a uPVC bay window, complemented by neutral décor, grey carpeting, and a radiator.

### GROUND FLOOR WC

6'10" x 3'3" (2.10 x 1.01)

Fitted with wood laminate flooring, a pedestal hand basin with chrome taps, tiled surrounds, a radiator, a low-flush WC, painted décor, and an extractor fan.

### BEDROOM ONE

14'11" x 10'5" (4.57 x 3.20)

This is a spacious double bedroom with built-in wardrobes, two uPVC windows, a radiator, grey carpet and wallpapered décor. Space for a dressing table and additional bedroom furniture.

### ENSUITE

Well-appointed with laminate flooring, part-tiled walls, a pedestal hand basin with chrome taps, a low-flush WC, a bath, an extractor fan, a frosted uPVC window, and a radiator.

### BEDROOM TWO

13'10" x 8'6" (4.24 x 2.60)

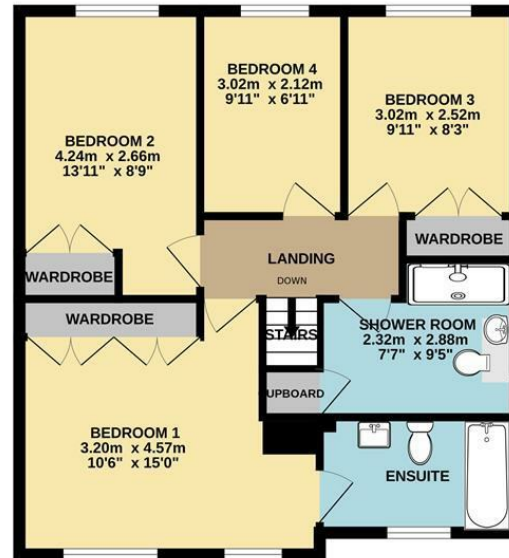
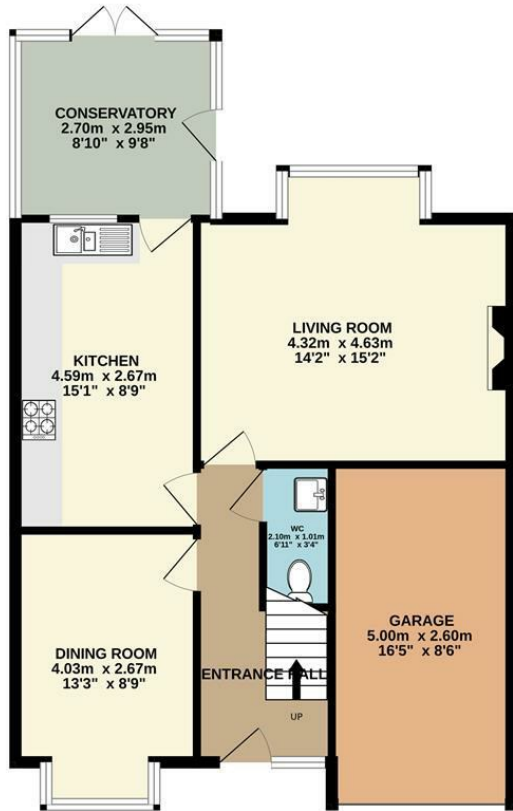
A generous double bedroom to the rear aspect featuring built-in wardrobes, a uPVC window, a radiator, carpet and painted décor.





GROUND FLOOR  
70.2 sq.m. (755 sq.ft.) approx.

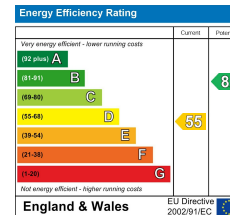
1ST FLOOR  
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 127.2 sq.m. (1369 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 THREE

9'10" x 8'3" (3.02 x 2.52)

Another well-sized double bedroom, benefiting from built-in wardrobes, a uPVC window, a radiator, carpet and painted décor.

### BEDROOM FOUR

9'10" x 6'11" (3.02 x 2.12)

A cosy single bedroom with a uPVC window, radiator, carpet and painted décor.

### SHOWER ROOM

9'5" x 7'7" (2.88 x 2.32)

Contemporary styled and fully tiled and equipped with a built-in storage cupboard, a frosted uPVC window, a low-flush WC, a ceramic sink with a chrome mixer tap, a walk-in shower enclosure with a chrome rain-head shower, and inset spotlights.

### SINGLE GARAGE

16'4" x 8'6" (5.00 x 2.60)

The single garage has up and over door, lighting, water and electric.

### EXTERNAL

The rear east facing and landscaped garden is enclosed and designed for both relaxation and entertaining, featuring a decked area, shaped lawn and patio. To the front a block-paved driveway provides off-road parking for two to three cars and access into the single garage.

### GENERAL INFORMATION

General - Gas Central Heating (Combi Boiler)  
uPVC Double Glazed Windows and Doors  
Loft is partially boarded and has lighting  
Gross internal floor area - 1369.00 sq ft / 127.2 sq m  
Tenure - Freehold  
Council Tax Band D - 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.

### 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.

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