



**Westhill Lane, Grassmoor, Chesterfield, Derbyshire S42 5BE**

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**£325,000**

**PINEWOOD**



# Westhill Lane Grassmoor Chesterfield Derbyshire S42 5BE

## £325,000

**3 bedrooms  
2 bathrooms  
1 receptions**

- GATED DRIVEWAY PARKING FOR SEVERAL CARS
- THREE DOUBLE BEDROOMS - ENSUITE TO PRINCIPAL BEDROOM - FIRST FLOOR
- SET ON 0.29 ACRE - EXTENSIVE SOUTH FACING REAR GARDEN WITH FRUIT TREES, NUT BUSHES LAWN, PATIO AND RAISED POND
- MODERN BATHROOM WITH WHITE SUITE, SHOWER CUBICLE AND BATH
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE AND DOORS LEADING TO REAR GARDEN
- MODERN KITCHEN DINER WITH GREY GLOSS DRAWERS/CABINETS - INTEGRATED OVEN AND HOB
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - FREEHOLD - COUNCIL TAX BAND C
- EASY ACCESS TO THE AVENUE NATURE RESERVE AND ALL THE VILLAGE AMENITIES IN GRASSMOOR
- IDEAL FOR ACCESS TO MAIN COMMUTER ROUTES AND M1 MOTORWAY JUNCT 29
- NEW ROOF 2014, NEW GUTTERS 2020, NEW PATIO 2023, NEW DECOR THROUGHOUT 2025



Nestled in the charming village of Grassmoor, Chesterfield, this delightful dormer detached bungalow on Westhill Lane offers a perfect blend of comfort and character. The property boasts a generous living space of approximately 1,151 sq. ft.

Upon entering, you are welcomed through the porch into the hallway, leading to a spacious reception room that provides a warm and inviting space for relaxation.

The bungalow features three well-proportioned double bedrooms. The principal bedroom on the first floor benefits from an ensuite bathroom, providing both comfort and privacy. The kitchen/diner is fitted with a good range of grey gloss units and offers space for a dining table, creating a versatile area for family meals and entertaining.

To the front, there is gated parking for several vehicles, with additional on-street parking available. To the rear, an extensive south-facing garden extends to approximately 0.29 acres and includes a raised pond, a newly laid patio (2023), and a variety of fruit trees including plum, damson, apple, and pear, as well as nut bushes — providing a peaceful and productive outdoor space.

Situated in a tranquil neighbourhood, the bungalow is surrounded by picturesque landscapes and enjoys easy access to the Avenue Nature Reserve, making it ideal for those who appreciate nature and outdoor activities. Local village amenities, schools, and transport links, including M1 motorway Junction 29, are all within easy reach, ensuring convenience alongside serenity.

This property combines character, space, and a beautiful setting — a rare opportunity in the heart of Grassmoor.

#### VIDEO TOUR - TAKE A LOOK AROUND

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#### PORCH

4'3" x 17" (1.31 x 0.50)

Double uPVC entrance doors open into a welcoming porch with tiled flooring, leading through double wooden doors into the main entrance hall.

#### ENTRANCE HALL

A welcoming entrance hall with carpet flooring, radiator, coving, and painted décor. The space also benefits from a built-in storage cupboard, adding practicality to the home.

#### BEDROOM TWO

12'3" x 11'1" (3.74 x 3.38)

A double bedroom positioned to the front of the property, featuring carpet flooring, painted décor, a radiator, and a uPVC window providing natural light.

#### BEDROOM THREE

11'10" x 11'0" (3.61 x 3.37)

A comfortable double bedroom to the front of the property, featuring carpet flooring, radiator, uPVC window, coving, and wallpaper décor.

#### KITCHEN DINER

18'6" x 13'4" (5.65 x 4.07)

Newly fitted in 2018, this modern kitchen/diner is finished with tiled flooring and painted décor. The kitchen is equipped with a range of stylish grey gloss drawers and base units, composite worktops with matching splashbacks, a stainless steel 1.5 sink with mixer tap, and a four-ring electric hob. There is ample space and plumbing for a washing machine, tumble dryer or dishwasher, and a tall fridge/freezer. Two uPVC windows provide excellent natural light, while two radiators ensure year-round comfort.

#### GROUND FLOOR BATHROOM

9'8" x 8'6" (2.95 x 2.60)

A well-appointed modern bathroom fitted in 2020 featuring a shower enclosure and a bath with chrome mixer tap and hose. The room includes a low-flush WC, ceramic sink with chrome waterfall tap set into a vanity unit, and a built-in cupboard housing the Baxi combi boiler. Finished with vinyl flooring, part-tiled and part-painted walls, coving, a wall-mounted chrome radiator, and a frosted uPVC window, this bathroom combines style and practicality.

#### LOUNGE

18'5" x 15'2" (5.62 x 4.63)

A spacious and inviting lounge featuring grey carpet flooring, painted décor with feature wallpaper, and full-length uPVC windows and doors opening to the rear garden. The room includes two radiators and a gas fire with a wooden surround and marble hearth, creating a warm and welcoming focal point to the room.

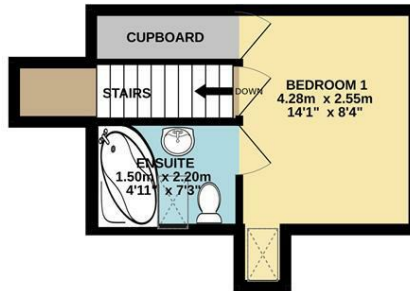
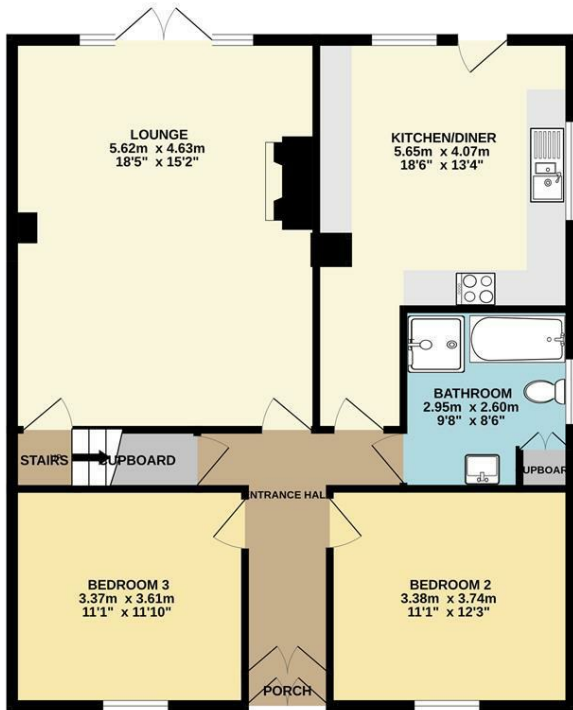
#### STAIRS

Carpeted stairs with painted décor and a radiator leading from the lounge to the principal bedroom, which benefits from approved planning consent for access.



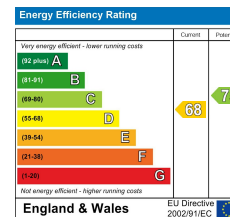
GROUND FLOOR  
88.1 sq.m. (949 sq.ft.) approx.

1ST FLOOR  
18.7 sq.m. (202 sq.ft.) approx.



TOTAL FLOOR AREA : 106.9 sq.m. (1151 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 ONE - 1ST FLOOR

14'0" x 8'4" (4.28 x 2.55)

A spacious double bedroom on the first floor, featuring grey carpet and painted décor. The room benefits from eaves storage, a built-in storage cupboard, two skylight windows, and a radiator, offering a bright and practical retreat.

## ENSUITE BATHROOM

7'2" x 4'11" (2.20 x 1.50)

A contemporary ensuite featuring fully metro-style tiled walls and tiled flooring, complete with a radiator and a skylight window. The room includes a low-flush WC, pedestal sink with chrome taps, and a corner bath with chrome mixer tap, hose, and shower. Inset spotlights complete this stylish and functional space.

## EXTERIOR

To the front, the property offers on-street parking, a lawn with hedge, and a gated driveway providing parking for several vehicles. To the rear lies an extensive, south-facing garden set on a 0.29-acre plot. The garden is enclosed and features a raised pond with pagoda, a recently fitted (2023) Indian sandstone patio, lawn areas, a shed, and a variety of fruit trees and nut trees, creating a private and versatile outdoor space perfect for relaxing and entertaining.

## GENERAL INFORMATION

EPC Rated D  
Tenure - Freehold  
uPVC Double Glazing  
Gas Central Heating  
Council Tax Band C  
Total Floor Area 1151 sq ft / 106.9 sq m  
Loft Kingspan Insulation fitted 2007  
Extra Loft Insulation Fitted 2015  
Cavity Wall Insulation Fitted 2002 - 25 year Warranty  
New Roof Fitted 2014  
New Gutters 2020  
New Patio Fitted 2023  
New Decor Throughout 2025

## 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.

## 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

## 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

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

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