



Gower Crescent, Loundsley Green, Chesterfield, Derbyshire S40 4LX

3 1 2 EPC C

£215,000

PINEWOOD



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£215,000

**3 bedrooms
1 bathrooms
2 receptions**

- PERFECT FOR FIRST FOR FIRST TIME BUYERS OR SMALL FAMILIES
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR - BUILT IN STORE
- SOUTH FACING REAR EASILY MAINTAINED ENCLOSED GARDEN - DRIVEWAY PARKING FOR TWO CARS
- MODERN FULLY TILED FAMILY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
 - LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
 - BUILT IN WARDROBES TO PRINCIPAL BEDROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- CLOSE TO HOLMEBROOK VALLEY PARK AND LOUNDSLEY GREEN PARK FOR WALKS - SHORT DRIVE INTO THE PEAK DISTRICT
- SHORT DRIVE INTO THE TOWN CENTRE OF CHESTERFIELD
 - GROUND FLOOR WC



****LEGAL FEES PAID****

MODERN FAMILY HOME - JUST MOVE IN! Nestled in this sought-after residential estate is Gower Crescent, this charming modern semi-detached house in Loundsley Green, Chesterfield, Derbyshire is a gem waiting to be discovered. Boasting 836.00 sq ft of space, this property is perfect for first-time buyers or savvy investors looking to make a sound investment.

Comprising an entrance hall, modern and well equipped kitchen diner, ground floor wc, living room with bay window and feature fireplace. To the first floor is the fully tiled stylish bathroom, principal bedroom with built in wardrobes and two further generous bedrooms. to the rear is a fully enclosed and landscaped south east facing garden with lawn and patio.

One of the standout features of this property is the potential for driveway parking for two cars, a rare find in this bustling town. Imagine coming home to your own convenient parking space after a long day at work or a leisurely stroll in the nearby Holmebrook Valley Park or Loundsley Green Park. Being close to all the village amenities, schools and main commuter routes.

Located on the west side of the town centre, residents of Gower Crescent enjoy easy access to all the amenities Chesterfield has to offer, from shopping and dining to entertainment options. With its prime location close to the Peak District and desirable features, this property is a rare find that won't stay on the market for long. Don't miss out on the opportunity to make this house your home sweet home in Derbyshire. uPVC Double Glazing and Gas Central Heating

ENTRANCE HALL/STAIRS AND LANDING

A warm and inviting entrance hall, beautifully presented with elegant wooden flooring and a practical side access door.

LIVING ROOM

14'7" x 13'7" (4.47 x 4.15)

A spacious and comfortable living room boasting soft carpet flooring, a delightful front-facing bay window that floods the room with natural light, and a cosy fireplace that adds a welcoming focal point.

GROUND FLOOR WC

4'11" x 3'2" (1.52 x 0.98)

A stylish cloakroom finished with warm wooden flooring, featuring a contemporary W/C and a sleek washbasin.

KITCHEN DINER

14'7" x 10'9" (4.47 x 3.28)

A generously sized rear-facing kitchen diner, featuring wooden flooring and practical under-stairs storage. The space is equipped with a modern cooking setup including a hob, extractor fan, and integrated oven, along with a 1.5 bowl sink and mixer tap. A uPVC window and a uPVC door provide natural light and direct access to the garden, enhancing the overall flow between indoor and outdoor living.

BEDROOM ONE

14'7" x 11'5" (4.47 x 3.48)

A bright and generously sized bedroom, enhanced by double front-facing windows that flood the space with natural light. Soft carpet flooring adds comfort, while built-in wardrobes provide ample and convenient storage.



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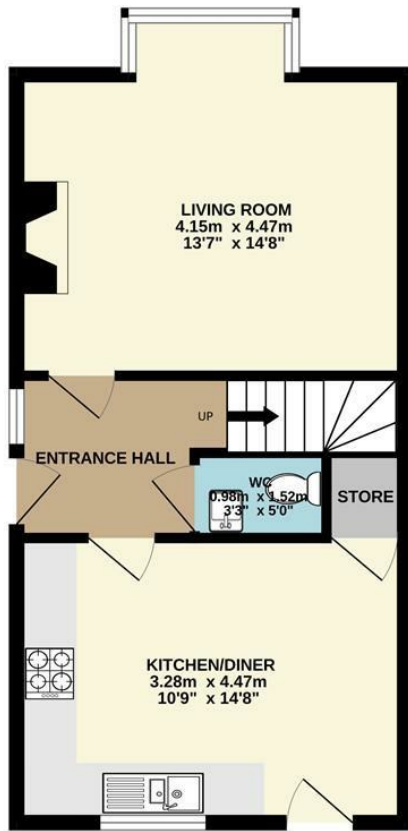


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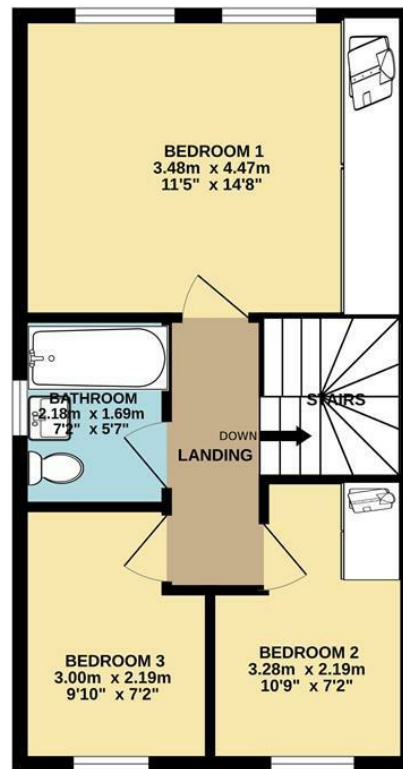


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GROUND FLOOR
39.2 sq.m. (422 sq.ft.) approx.

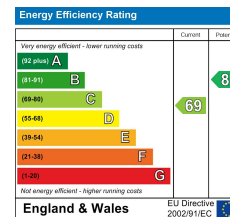


1ST FLOOR
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA: 77.7 sq.m. (836 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 TWO

10'9" x 7'2" (3.28 x 2.19)

A rear-facing bedroom with carpet flooring and built-in wardrobes, providing both comfort and convenient storage.

BEDROOM THREE

9'10" x 7'2" (3.00 x 2.19)

A rear-facing bedroom featuring comfortable carpet flooring, freshly painted décor, a radiator, and a uPVC window that allows for natural light and ventilation.

BATHROOM

7'1" x 5'6" (2.18 x 1.69)

A well-appointed bathroom featuring tiled flooring and walls, a side-facing uPVC frosted window that fills the space with natural light, and an electric shower over the bath. Additional conveniences include a low-flush WC, a sink, an extractor fan, and a radiator for comfort.

EXTERIOR

A private, rear-enclosed garden featuring a grass lawn and a patio, offering a pleasant outdoor space for relaxation or entertaining. Parking is conveniently available at the front of the property, accommodating two cars.

GENERAL INFORMATION

Tenure: Freehold
Total Floor Area - 836.00 sq ft / 77.7 sq m
Council Tax Band A
EPC Rated C
Gas Central heating - Combi Boiler
uPVC Double Glazing

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

DISCLAIMER - LEGAL FEES

Legal fees will be covered for all part exchange buyers only where our nominated solicitor is instructed. Should a buyer choose not to use the nominated solicitor, no legal fees will be paid, and exchange of contracts must take place within 8 week - note that legal fees paid are to a maximum of £1,300 plus VAT

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