



Laver Drive, Tapton, Chesterfield, Derbyshire S41 7WA

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EPC

B

£160,000

P I N E W O O D



Laver Drive Tapton Chesterfield Derbyshire S41 7WA

£160,000

**2 bedrooms
2 bathrooms
1 receptions**

- RECENTLY CONSTRUCTED BY AVANT HOMES - BUILDERS WARRANTY REMAINING - APPROX 7 YEARS
- CONTEMPORARY PART TILED ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- ALLOCATED PARKING SPACE AND ACCESS TO AN ADDITIONAL VISITOR SPACE
- OPEN PLAN LIVING - MODERN WELL EQUIPPED KITCHEN/LOUNGE/DINER
 - TWO DOUBLE BEDROOMS WITH SPACE FOR WARDROBES
 - MODERN PART TILED BATHROOM WITH WHITE SUITE
- JULIET BALCONY - PANORAMIC VIEWS OVER THE CANAL AND CHESTERFIELD
 - WALKING DISTANCE TO THE TRAIN STATION, CHESTERFIELD COLLEGE, CHESTERFIELD TOWN CENTRE
- EASY ACCESS TO THE M1 MOTORWAY - TAPTON PARK AND CANAL FOR WALKS
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A



VIEWES, VIEWES, VIEWES.....Immaculately Presented Two Double Bedrooms First-Floor Apartment in a Desirable Location built in 2022

Situated on the Waterside Quarter Development in the highly sought-after area of Tapton, this recently constructed apartment built by avant homes combines contemporary living with exceptional convenience. Ideally positioned, it offers excellent access to Chesterfield Railway Station, Chesterfield College, Chesterfield Town Centre, Tapton Park, and a range of local amenities, including supermarkets and charming canal-side walks.

The property features a welcoming entrance hallway, a stunning well equipped open-plan lounge/kitchen/diner, complete with high-specification integrated appliances, space for a dining table, built in storage and panoramic views over Chesterfield from the Juliet balcony.

There are two generously proportioned bedrooms, including a the principal with a stylish fully tiled en-suite shower room featuring a white three-piece suite. Additionally, there is a modern, well-appointed fully tiled three-piece family bathroom with white suite.

Further benefits include gas central heating via a combi boiler, uPVC double glazing, and the added convenience of an allocated parking space, access to a further visitor parking space.

Leasehold Information: Details currently unregistered; purchasers are advised to seek independent legal guidance. Council Tax Band A. EPC Rating B.

****Video tour - Take a look around****

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ENTRANCE HALL

Stylish composite front door with a sleek painted finish, complementing modern white painted décor. Equipped with a radiator, entry phone system, and durable grey wood-effect vinyl flooring, offering both practicality and contemporary charm.

KITCHEN/LOUNGE/DINER

18'2" x 14'7" (5.56 x 4.45)

This stylish space features gloss cappuccino soft-close drawers, along with wall and base units offering ample storage. Equipped with an integrated fridge freezer, washer dryer, high-level oven, microwave and a Hotpoint 4-ring electric hob. There is an Ideal Logic combi boiler and two radiators ensure comfort throughout. The room boasts a uPVC window and uPVC doors leading to a Juliet balcony having panoramic views over the canal and Chesterfield. Modern painted white décor and built-in storage cupboard enhance the space, complemented by grey wood-effect vinyl flooring for a sleek finish.

BATHROOM

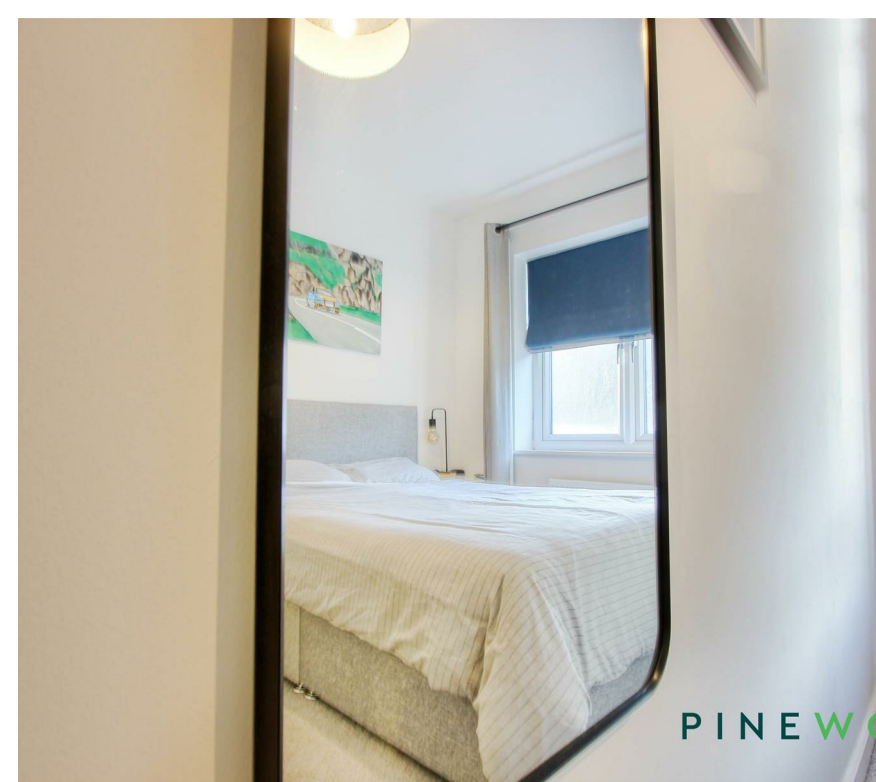
8'3" x 6'5" (2.53 x 1.96)

Featuring stylish grey wood-effect vinyl flooring and a modern low-flush WC. Includes a pedestal hand basin with a chrome mixer tap, a bathtub with chrome mixer tap/shower, and a blend of part-tiled and painted décor for a sleek finish. Additional amenities include a radiator, extractor fan, and a uPVC frosted window for natural light and privacy.

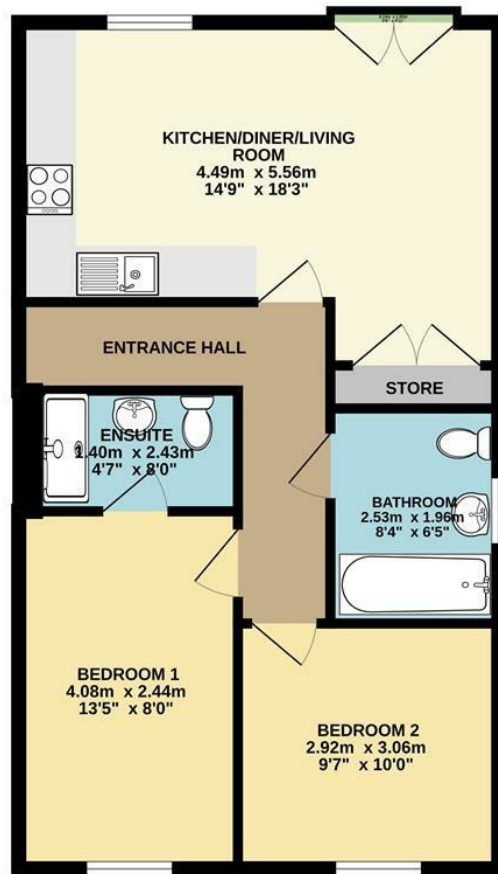
BEDROOM ONE

13'4" x 8'0" (4.08 x 2.44)

Generously sized double bedroom offering ample space for wardrobes. The room is finished with soft grey carpeting, a radiator, and tasteful painted white décor. A uPVC window provides plenty of natural light. Access into the en suite shower room.



GROUND FLOOR
56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA - 56.1 sq.m. (604 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ENSUITE SHOWER ROOM

7'11" x 4'7" (2.43 x 1.40)

Featuring elegant grey parquet-style vinyl flooring, a radiator, and stylish white painted décor. Comprising a low-flush WC, a pedestal hand basin with a chrome mixer tap, and part-tiled walls. There is a modern shower enclosure with a chrome shower over.

BEDROOM TWO

10'0" x 9'6" (3.06 x 2.92)

Spacious double room with ample space for wardrobes. Features a uPVC window for natural light, soft carpeting, painted décor, and a radiator for comfort.

OUTSIDE

To the rear of the block is an allocated parking space and access to an additional visitor parking space in the communal car park.

GENERAL INFORMATION

Tenure - Leasehold - Details currently unregistered; purchasers are advised to seek independent legal guidance

Council Tax Band A

EPC Rated B

uPVC Double Glazed Windows with fitted blinds.

Gas Central Heating

Total Floor Area - 1027. 00 sq ft / 95.4 sq m

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

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Clay Cross branch
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PINEWOOD