

25% SHARE



Feather Close, Duckmanton, Chesterfield, S44 5HW

2 1 1 EPC C

£70,000

PINEWOOD



Feather Close Duckmanton Chesterfield S44 5HW

£70,000

**2 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - Freehold - Council Tax Band: D
- Detached house in Duckmanton - Cul De Sac Location
 - Two Double Bedrooms
 - Spacious Versatile Reception Room
- Modern Family Bathroom with White Suite and Shower over Bath
- Located in Chesterfield - Close to all the Main Commuter Routes
- Easy Access to the Surrounding Amenities and Easy Access to the M1 Motorway
 - Ideal For Couples, Small Families and First Time Buyers
- Gas Central Heating - uPVC Double Glazing - Council Tax Band B
- Rent payable is £456.28 PCM and this includes the service charges



PLEASE NOTE THIS PRICE IS FOR A 25% SHARE OF THE PROPERTY

NO CHAIN - A CHARMING DETACHED HOUSE BUILT IN 2023 LOCATED IN DUCKMANTON, PERFECT FOR SMALL FAMILIES WITH ITS SPACE AND MODERN STYLING...

Nestled in the charming area of Feather Close, Duckmanton, this delightful detached house offers a perfect blend of comfort and convenience. With a generous living space of 754 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

The heart of the home is a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, ensuring a pleasant living experience throughout the year. The property also boasts a modern bathroom, catering to all your daily needs with ease. Importantly, both bedrooms are double bedrooms, sized to give you ample space.

One of the standout features of this property is the kitchen / diner as this room is meticulously designed and also includes space for the pantry and downstairs wc, for the added convenience and modern touches ensuring a room that caters to every need.

Situated in the picturesque Derbyshire countryside, Duckmanton offers a tranquil setting while still being within easy reach of Chesterfield and its array of amenities. The local area is well-served by schools, shops, and recreational facilities, making it an excellent choice for those looking to enjoy a balanced lifestyle.

In summary, this charming detached house on Feather Close presents a wonderful opportunity for anyone seeking a comfortable home in a desirable location. With its appealing features and convenient parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****Call Pinewood Properties for more information and to book a viewing****

LOUNGE

12'2" x 12'5" (3.71 x 3.8)

A lovely welcome to the property, featuring two large uPVC windows, a plush fitted carpet and a central heating radiator.

KITCHEN / DINER

11'10" x 15'8" (3.61 x 4.79)

A standout room of the house, the well sized kitchen diner features space for a dining table, a sink and drainer beneath a uPVC window that overlooks the garden. Also featuring a 4 ring gas hob and extractor, undercounter space for a washing machine and space for a fridge freezer. Under counter lighting adding to the modern styling of this wonderful room. Lastly you have a rear door leading out onto the garden.

WC

3'6" x 6'2" (1.07 x 1.9)

Same wooden board flooring as the kitchen diner, this room features, a sink and low flush wc with a uPVC window with opaque glass for privacy included.

BEDROOM 1

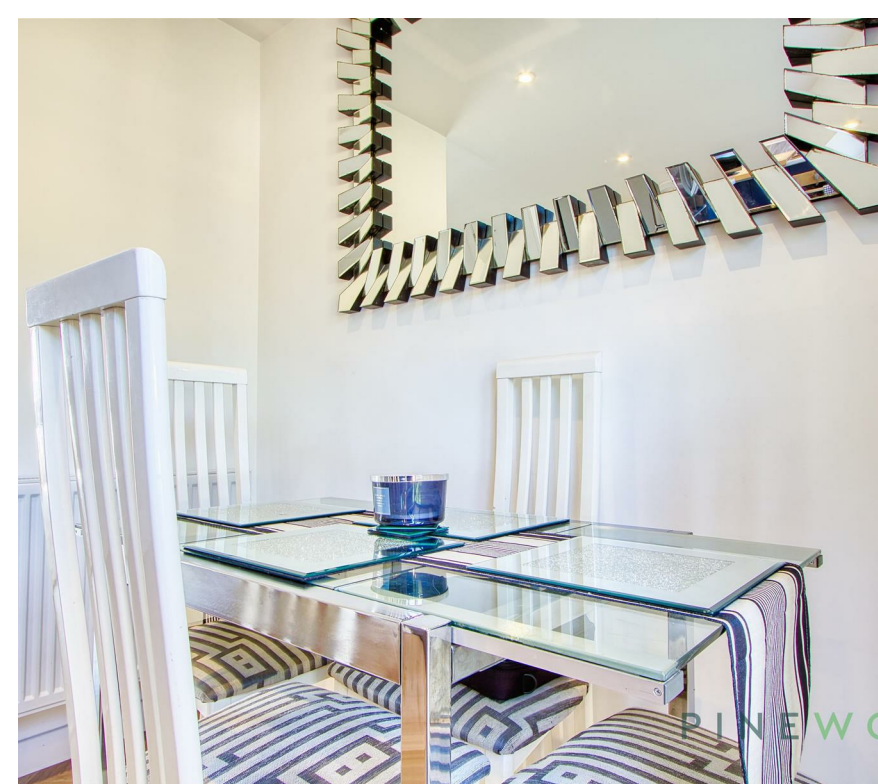
9'0" x 15'8" (2.75 x 4.79)

This large double bedroom features two uPVC windows that overlook the front of the property, a plush fitted carpet and a central heating radiator.

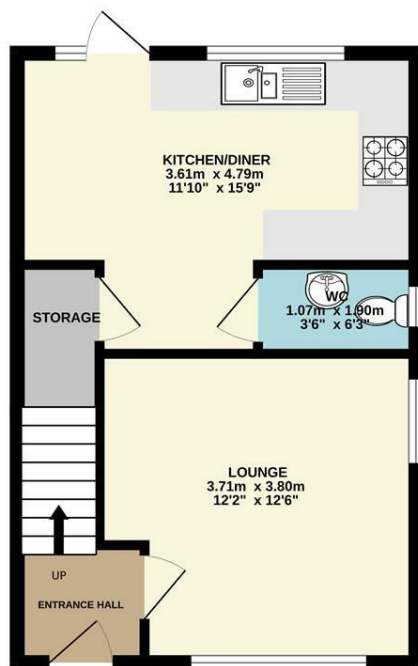
BEDROOM 2

7'10" x 15'8" (2.40 x 4.79)

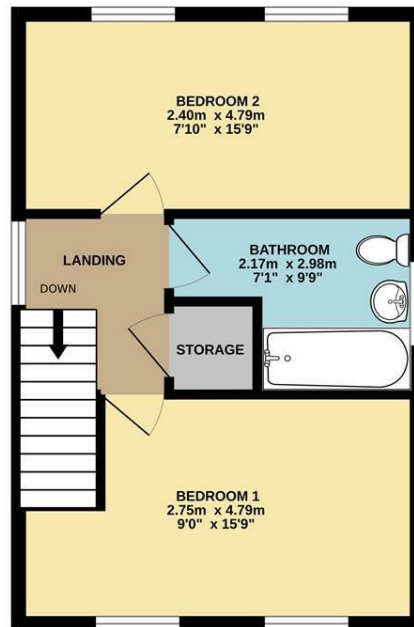
Another large double bedroom featuring a lovely fitted carpet, two uPVC windows overlooking the garden, a central heating radiator and plenty of floor space.



GROUND FLOOR
35.0 sq.m. (377 sq.ft.) approx.

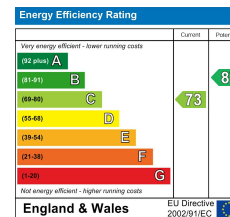


1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (754 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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BATHROOM

7'1" x 9'9" (2.17 x 2.98)

Leading into the family bathroom, featuring tiled flooring, a uPVC window with opaque glass, a sink and low flush wc and finally including a bath with tiled splash back and a shower above it.

EXTERIOR

The exterior of this property is lovely, featuring a rear enclosed garden, perfect for families or someone with a dog, grass and paving area, with side gate access out onto the drive.

The front of the property features the large driveway, enough space for at least two cars and a small planting area at the front.

GENERAL INFORMATION

EPC: C RATED

TOTAL FLOOR AREA: 70.0 sq.m. (754 sq.ft.) approx

COUNCIL TAX BAND: B

uPVC DOUBLE GLAZING

GAS CENTRAL HEATING - COMBI BOILER - VAILLANT

A RESERVATION AGREEMENT MAYBE 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.

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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