



**Aspire Way, Bluebell meadows, Staveley, Chesterfield, Derbyshire S43 3WE**

 4  2  1  B

**Guide Price £380,000**

**P I N E W O O D**





**Aspire Way  
Bluebell meadows  
Staveley, Chesterfield  
Derbyshire  
S43 3WE**



**Guide Price £380,000**

**4 bedrooms  
2 bathrooms  
1 receptions**

- Spacious 4 bedrooms
- Two modern bathrooms - ensuite and family bathroom and additional wc
- family detached house style
- Large reception room
- Located Close to Staveley - easy access to the M1 motorway
- Close to Chesterfield
- Easy access to amenities
- Generous 1,835 sq ft
- Single detached garage and driveway parking for two cars
- Freehold - Council Tax Band: D





A "KIRKLAND" PLOT, READY TO BE MADE INTO A LOVELY FAMILY HOME...

Nestled in the charming area of Aspire Way, Staveley, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With a generous living area spanning 1,835 square feet, this property boasts four well-proportioned bedrooms, providing ample room for relaxation and privacy.

The heart of the home is the inviting reception room, which serves as a wonderful space for family gatherings or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living areas. Additionally, the property features two modern bathrooms, catering to the needs of a busy household.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area of Staveley is known for its community spirit and convenient amenities, making it a desirable location for families and professionals alike.

This delightful home is not just a place to live; it is a sanctuary where memories can be made. With its spacious interiors and practical features, it presents an excellent opportunity for those seeking a comfortable and stylish living environment in Derbyshire. Do not miss the chance to make this wonderful property your own. Builders warranty remaining.

**\*\*VIDEO TOUR, TAKE A LOOK AROUND\*\***

**\*\*CONTACT PINWOOD PROPERTIES FOR MORE INFORMATION AND TO BOOK A VIEWING\*\***

**KITCHEN / DINING AREA**

24'0" x 12'7" (7.32m x 3.85)

As a "Kirkdale" plot it features a lovely open plan kitchen / diner / family room featuring laminate worktops with an inset sink and drainer and 5 ring gas hob. Wood styled flooring and French doors leading out onto the garden complete this room.

**LOUNGE**

19'8" x 11'1" (6.01 x 3.39)

The bay fronted lounge features a huge space for the family, a plush fitted carpet and lots of natural light thanks to the huge bay window.

**UTILITY**

7'1" x 5'1" (2.16 x 1.56)

The useful utility space features a lovely worktop with space underneath for a washer and dryer and side door access.

**WC**

5'4" x 3'6" (1.64 x 1.09)

The downstairs WC features a sink and low flush wc with a uPVC window featuring frosted glass for privacy and a storage cupboard.

**ENTRANCE HALL**

8'6" x 12'5" (2.6 x 3.81)

The entrance hall is huge and welcoming to any guests you may want to entertain.

**BATHROOM**

7'10" x 5'6" (2.4 x 1.7)

The upstairs family bathroom features wood style flooring, a pedestal hand wash basin and a low flush wc with a bath featuring tiled splash back around the room. A uPVC window with frosted glass completes this lovely room.

**BEDROOM 1**

13'5" x 13'4" (4.11 x 4.08)

The principal bedroom features a uPVC window overlooking the rear garden with a central heating radiator beneath it. A plush fitted carpet and large amounts of floor space complete this room.

Before leading into:

**ENSUITE 1**

7'6" x 4'7" (2.29 x 1.42)

The connected ensuite features laminate wood style flooring, a pedestal hand wash basin and a low flush wc. The shower covers the back wall and features a sliding glass door for your convenience.

**BEDROOM 2**

13'5" x 10'4" (4.11 x 3.15)

Bedroom 2 features a uPVC window, a central heating radiator and a lovely plush fitted carpet.

**BEDROOM 3**

11'3" x 9'11" (3.44 x 3.04)

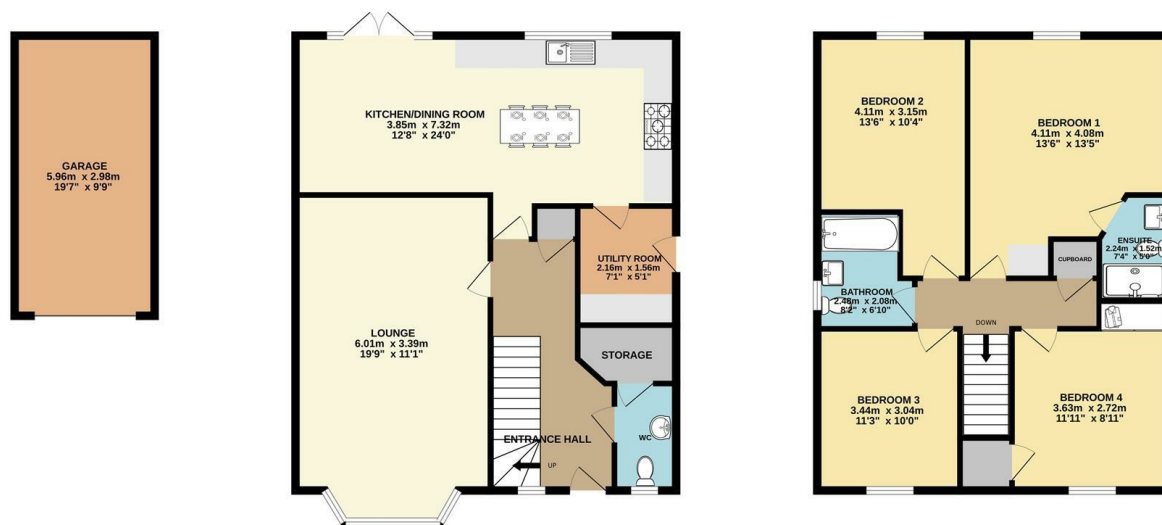
Bedroom 3, yet another double bedroom featuring a uPVC window, a central heating radiator and a plush fitted carpet.



GARAGE  
17.6 sq.m. (190 sq.ft.) approx.

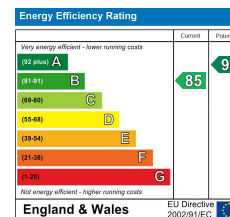
GROUND FLOOR  
80.0 sq.m. (860 sq.ft.) approx.

1ST FLOOR  
72.9 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA: 170.5 sq.m. (1835 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 4

8'11 x 11'11 (2.72m x 3.63m)

Finally the last double bedroom featuring a uPVC window, a central heating radiator and a built in over the stairs storage cupboard.

#### GENERAL INFORMATION

EPC: B

Council Tax Band: D

uPVC double glazing

Livable Floor Area: 1271 Sq.ft. Total Floor Area: 170.5 sq.m. (1835 sq.ft)

Detached Single Garage

#### 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.

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