



Sycamore Road, Hollingwood, Chesterfield, Derbyshire S43 2LP

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Guide Price £200,000

PINEWOOD





# Sycamore Road Hollingwood Chesterfield Derbyshire S43 2LP

## Guide Price £200,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - Occupying an Impressive Elevated Position with South Facing Private Manicured Well Established Extensive Garden
- Gas Central Heating & uPVC Double Glazing - Council Tax Band A - EPC Rated TBC
  - Driveway Parking For Two Cars To the Front
  - Two Double Bedrooms - Both with Built In Wardrobes
- Modern Kitchen Diner with Integrated Oven, Hob and Extractor - Space for Table
- Dual Aspect Lounge with Inglenook Fireplace and uPVC Doors to Rear Garden
- Modern Bathroom with White Four Piece Suite with Bath and Shower Cubicle
  - Utility Room/Store Room
- Short Walk to the Chesterfield Canal - Close to all the Village Amenities
- Easy Access to the M1 Motorway Junct 29 and Main Comuter Routes





**\*\*GUIDE PRICE £200,000-£210,000\*\*NO CHAIN** Nestled in the charming area of Hollingwood, Chesterfield, this delightful semi-detached two double bed bungalow on Sycamore Road offers a perfect blend of comfort and convenience. With no chain involved, this property is ready for you to move in and make it your own.

The bungalow boasts an impressive elevated position, providing a lovely south-facing aspect that bathes the extensive, well-established garden in sunlight. This private outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature. The garden is complemented by a driveway that accommodates parking for two cars, ensuring ease of access.

Inside, the property features a spacious dual-aspect lounge, complete with an inviting inglenook fireplace, creating a warm and welcoming atmosphere. The modern kitchen diner is well-equipped with integrated appliances, including an oven, hob, and extractor, and offers ample space for a dining table, making it an ideal spot for entertaining family and friends.

The bungalow comprises two generously sized double bedrooms, both fitted with built-in wardrobes, providing plenty of storage. The modern bathroom features a stylish white four-piece suite, including both a bath and a shower cubicle, catering to all your bathing needs. With useful utility room/store.

Conveniently located, this property offers easy access to the M1 motorway and other main commuter routes, making it an excellent choice for those who travel for work. Additionally, a short walk will take you to the picturesque Chesterfield Canal, while the village amenities are just around the corner, ensuring that everything you need is within reach.

This charming bungalow is a wonderful opportunity for anyone seeking a peaceful yet accessible lifestyle in Derbyshire. Don't miss your chance to view this lovely home.

Please Call Pinewood Properties to Arrange Your Viewing Today!

#### ENTRANCE HALL

A welcoming entrance hall featuring a UPVC door, wood-effect parquet flooring, and neutral painted décor. The space is complemented by a radiator, decorative coving, and loft access, providing both style and practical functionality.

#### KITCHEN DINER

15'8" x 9'1" (4.8 x 2.78)

This spacious kitchen diner features stylish wooden laminate flooring and dual-aspect UPVC windows, filling the room with natural light. The kitchen is fitted with white wall and base units, complemented by a laminated worktop and tiled splashbacks. A stainless steel 1.5 bowl sink with mixer tap, high-level oven and grill, four-ring electric hob, and stainless steel extractor offer modern functionality. There is also space and plumbing for a dishwasher, as well as under-counter fridge and freezer spaces. Neutral painted décor completes the bright, practical living space.

#### UTILITY ROOM

7'10" x 6'10" (2.40 x 2.10)

This utility room benefits from stylish wooden laminate flooring and UPVC windows, being fitted with plumbing and space for a washer, tumble dryer, fridge, and freezer, offering practical convenience. A wall-mounted electric heater provides warmth, and freshly painted décor completes the neutral finish.

#### LIVING ROOM

15'10" x 11'3" (4.85 x 3.45)

A bright and spacious living room with dual-aspect UPVC windows and sliding UPVC French doors leading to the rear garden, flooding the room with natural light. The space features wood-effect laminate flooring, neutral painted décor, inglenook fireplace with multi fuel burner and decorative coving, creating a welcoming and versatile living area.

#### HALLWAY

Accessible via a wooden front door, this versatile inner hall provides entry from both the front and rear garden. Featuring durable tiled flooring and a corrugated roof, it offers practical functionality while connecting the indoor and outdoor spaces.

#### BEDROOM ONE

12'1" x 11'8" (3.69 x 3.58)

A double bedroom to the rear of the property, featuring built-in wardrobes, wooden laminate flooring, and neutral painted décor. With a UPVC window, radiator, and decorative coving, the room offers a bright and comfortable living space.

#### BEDROOM TWO

12'1" x 8'11" (3.69 x 2.74)

A comfortable double bedroom located to the rear of the property, featuring built-in wardrobes for convenient storage. The room benefits from a UPVC window, wooden laminate flooring, neutral painted décor, radiator, and decorative coving, creating a bright and welcoming space.





## GROUND FLOOR 70.4 sq.m. (758 sq.ft.) approx.



TOTAL FLOOR AREA : 70.4 sq.m. (758 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### BATHROOM

6'4" x 4'10" (1.94 x 1.48)

This well-appointed bathroom features tiled flooring and neutral painted décor. A frosted UPVC window ensures privacy while allowing natural light. The suite includes a pedestal sink with chrome mixer tap, corner shower with chrome fittings, a low-flush WC, and a bath with matching chrome taps, combining style and functionality.

### EXTERIOR

The property benefits from a block-paved driveway to the front, providing off-road parking for two vehicles, alongside a neatly maintained lawn. To the rear, there is an extensive and private garden featuring a patio seating area, steps leading to a lawn, well-established borders, fruit trees, a pressed concrete patio, and a garden shed.

### GENERAL INFORMATION

TENURE  
COUNCIL TAX BAND  
EPC RATED - TBC  
TOTAL FLOOR AREA 758 SQ FT / 70.4 SQ M  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
LOFT - FULLY BOARDED WITH PULL DOWN STEPS AND LIGHTING

### 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 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 white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

### MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call 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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