



Corve Way, Ashgate, Chesterfield, Derbyshire S40 4YA

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£250,000

P I N E W O O D





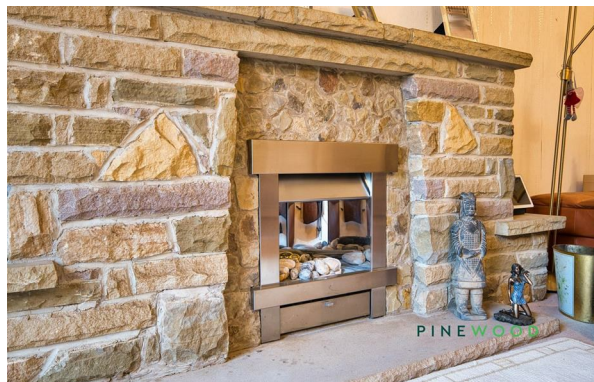
# Corve Way Ashgate Chesterfield Derbyshire S40 4YA

## £250,000

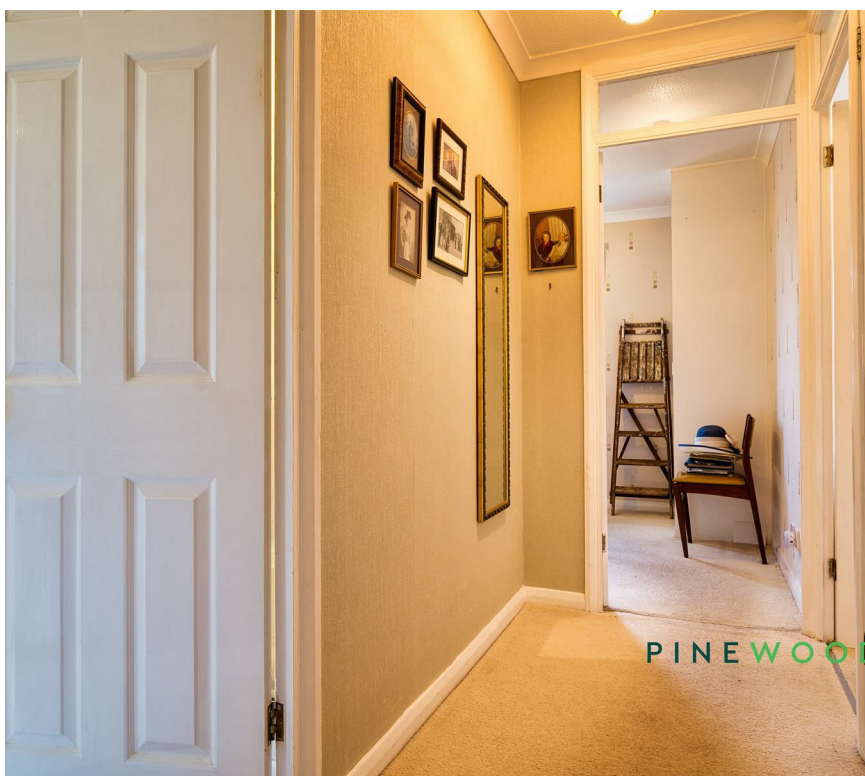
**2 bedrooms  
1 bathrooms  
2 receptions**

■ \*\*NO CHAIN\*\*

- QUIET CUL DE SAC LOCATION IN A SOUGHT AFTER SUBURB OF CHESTERFIELD
- SINGLE GARAGE AND BLOCK PAVED DRIVEWAY FOR SEVERAL CARS
- SHORT DRIVE TO THE STUNNING PEAK DISTRICT AND ACCESS TO THE TOWN CENTRE OF CHESTERFIELD
- CLOSE TO THE AMENITIES ON WARDGATE WAY, BRUSHFIELD PARK AND WELL REGARDED SCHOOLS
- SPACIOUS RECEPTION ROOMS, LOTS OF SPACE FOR FURNITURE
  - COSY 2 BEDROOM BUNGALOW
- MODERN KITCHEN WITH INTEGRATED APPLIANCES SUCH AS FRIDGE FREEZER, DOUBLE OVEN AND ELECTRIC HOB
- CHARMING BUNGALOW STYLE WITH EASY ACCESS AND AMPLE SPACE
  - IDEAL FOR SMALL FAMILIES, THOSE LOOKING TO DOWNSIZE







**\*\*NO CHAIN\*\* \*\*STUNNING SPACIOUS BUNGALOW WITH COSY BEDROOMS AND HUGE RECEPTION ROOMS, BOASTING A USEFUL DETACHED GARAGE\*\***

Located within the charming area of Ashgate, Chesterfield, this delightful bungalow on Corve Way offers a perfect blend of comfort and convenience. Spanning an impressive 910 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining guests.

The kitchen features integrated appliances like a fridge and freezer, double ovens, space for a washing machine and an electric hob, with a stainless steel sink and drainer underneath a lovely uPVC window. This space is stunning and will enable anyone to entertain guests or feed the family.

The bungalow boasts two inviting bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this desirable location.

With its single-storey layout, this bungalow is particularly appealing for those who prefer easy access and a low-maintenance lifestyle. The surrounding area of Ashgate is known for its picturesque scenery and friendly community, making it an excellent choice for anyone looking to settle in a tranquil yet accessible neighbourhood.

This property presents a wonderful opportunity for both first-time buyers and those looking to downsize. Do not miss the chance to make this charming bungalow your new home.

#### **Lounge/Diner**

19'8" x 11'9" (6.00m x 3.58m)

The lounge/diner is a spacious, inviting area measuring 6.00m by 3.58m. It features a large window and a sliding glass door that leads directly to the rear garden, allowing natural light to flood the room. The space includes a striking stone fireplace with a modern inset electric fire, creating a cosy focal point. Neutral carpeting and soft wall tones offer a comfortable setting for relaxing or entertaining.

#### **Dining Room**

14'2" x 9'2" (4.31m x 2.78m)

This dining room is a warm and welcoming space measuring 4.31m by 2.78m, featuring a large window with leaded glass detailing that offers a pleasant view while allowing plenty of daylight. Wood-effect flooring adds warmth and character, and the room offers ample space for a table and chairs, perfect for family meals or entertaining guests.

#### **Kitchen**

9'3" x 9'1" (2.81m x 2.78m)

The kitchen is a practical and well-arranged space measuring 2.81m by 2.78m. It is fitted with white cabinetry providing ample storage and work surfaces, including integrated appliances such as a built-in oven and fridge - freezer. A large window over the sink offers natural light and a view towards the front garden. The floor is tiled, adding to the room's practicality.

#### **Entrance Hall**

The entrance hall gives access to the main rooms in the property and is decorated in warm, neutral tones with carpeted flooring. It provides space for coats and shoes and leads through to the kitchen, dining room, lounge/diner and inner hall giving access to the bedrooms and bathroom.

#### **Bedroom 1**

8'11" x 11'9" (2.71m x 3.59m)

Bedroom 1 is a cosy and bright double bedroom measuring 2.71m by 3.59m. It benefits from built-in wardrobes for storage and a large window with leaded glass, which fills the room with natural light. The neutral décor and carpeted floor create a restful atmosphere.

#### **Bedroom 2**

11'5" x 8'6" (3.49m x 2.59m)

Bedroom 2, measuring 3.49m by 2.59m, is a versatile room that can serve as a second bedroom or study. It features built-in wardrobes and has carpeted flooring. The window provides good natural light, enhancing the warm and inviting feel of the room.

#### **Bathroom**

6'3" x 7'11" (1.90m x 2.40m)

The bathroom is fully tiled and includes a bath with an overhead shower, a pedestal wash basin, and a toilet. A frosted window allows for natural light and ventilation. The space is functional and bright, with neutral tones that complement the fittings.

#### **Hallway**

The hallway is pleasantly carpeted and features neutral walls decorated with framed pictures and a mirror, adding a personal touch. It connects the bedrooms and bathroom with the main living areas, ensuring a smooth flow throughout the home.

#### **Garage**

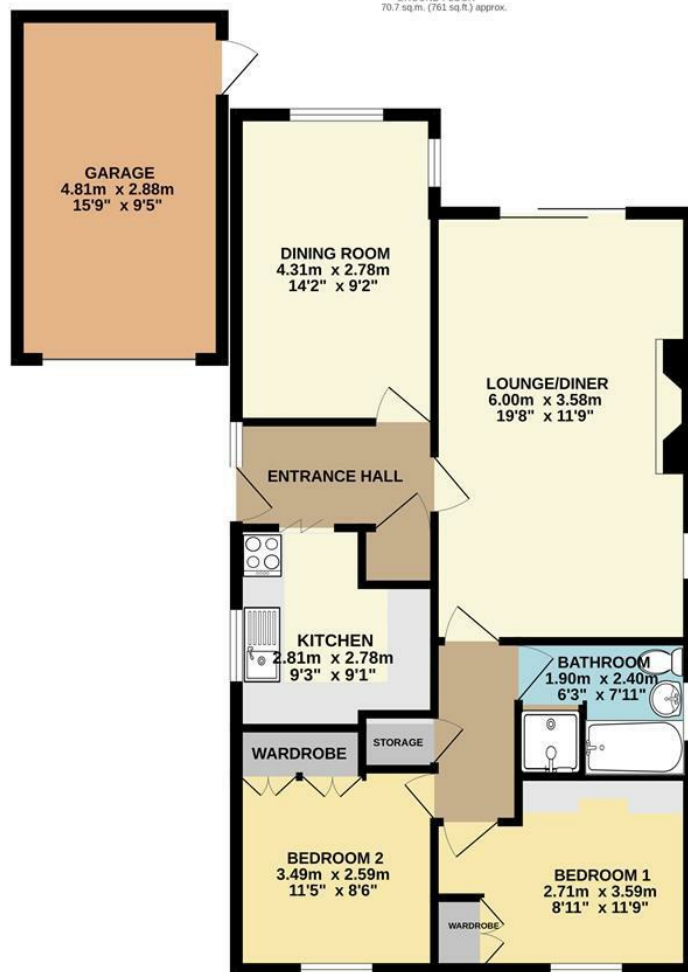
15'9" x 9'5" (4.81m x 2.88m)

The garage measures 4.81m by 2.88m and is accessed via a door from the driveway as well as from the rear garden. It offers secure parking or useful storage space, with a paved floor and brick walls.



GARAGE  
13.9 sq.m. (149 sq.ft.) approx.

GROUND FLOOR  
70.7 sq.m. (761 sq.ft.) approx.



TOTAL FLOOR AREA : 84.5 sq.m. (910 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	

#### Rear Garden

The rear garden is a private and mature outdoor space featuring a lawn bordered by established shrubs and bushes. There is a paved patio area ideal for outdoor seating, with a wooden bench and space for a small table. The garden is enclosed by fencing and hedges, providing a peaceful and sheltered environment.

#### Front Exterior

The front exterior of the property features a paved driveway leading up to the garage, with low-maintenance gravel and mature shrubs providing privacy and curb appeal. The pathway and driveway are bordered by well-kept hedges, and the front garden includes a small lawn area along with a mix of evergreen and deciduous plants.

#### GENERAL INFORMATION

TENURE - FREEHOLD  
TOTAL FLOOR AREA: 916 sq. ft. Approx  
COUNCIL TAX BAND C  
EPC RATED TBC  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING

#### 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.

#### Reservation Agreement

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.

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