



Victoria Avenue, Staveley, Chesterfield, Derbyshire S43 3UB

3 1 2 EPC D

£140,000

PINEWOOD



Victoria Avenue Staveley Chesterfield Derbyshire S43 3UB

£140,000

**3 bedrooms
1 bathrooms
2 receptions**

- IDEAL FOR FIRST TIME BUYERS, SMALL FAMILIES OR INVESTORS,
 - CUL DE SAC LOCATION
 - IDEAL FOR ACCESS TO M1 MOTORWAY
- LOVELY FAR REACHING COUNTRYSIDE VIEWS TO THE REAR
 - ON STREET PARKING, POTENTIAL DRIVEWAY PARKING
- TWO RECEPTION ROOMS - DINING ROOM OPEN PLAN TO KITCHEN
- MODERN KITCHEN WITH INTEGRATED DISHWASHER, OVEN, HOB AND EXTRACTOR - SPACE/PLUMBING FOR A WASHING MACHINE
- CONTEMPORARY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- GENEROUS FULLY ENCLOSED GARDEN WITH ASTRO TURF LAWN, PATIO, DECKED SEATING AREA AND OUTHOUSE/STORE
 - INVITING LOUNGE WITH FEATURE FIREPLACE



VIEWS TO THE REAR.

Pinewood Properties are delighted to present this beautifully maintained three-bedroom semi-detached home, tucked away in a quiet cul-de-sac in the heart of Staveley, Chesterfield. Offering versatile and well-appointed living accommodation across two floors, this property is ideal for families, first-time buyers, or investors.

The ground floor welcomes you with a bright and inviting lounge, featuring a charming fireplace, which flows seamlessly into the dining area, creating a sociable space perfect for family meals or entertaining, being open plan to the modern kitchen which is fitted with integrated appliances including an oven, gas hob, extractor, and dishwasher, along with space/plumbing for a washing machine, and provides direct access to the rear garden.

Upstairs, the property boasts a generous main double bedroom, a further double, and a single bedroom, with the rear-facing rooms enjoying stunning, far-reaching countryside views. The contemporary family bathroom is fitted with a white three-piece suite and shower over the bath.

Externally, the property benefits from a fully enclosed rear garden, thoughtfully designed with an astro turf lawn, patio, raised decked seating area, and a useful outhouse/store, all providing a peaceful spot to relax while taking in the countryside vistas. To the front, a small courtyard offers potential for driveway parking, on street parking is available.

Set in a sought-after location, the home is conveniently placed for local shops, schools and excellent transport links, including easy access to the M1 motorway and Chesterfield town centre. Additional benefits include uPVC double glazing and gas central heating throughout.

Early viewing is highly recommended to fully appreciate this lovely home in a tranquil cul-de-sac location, with flexible, modern living and exceptional views.

****PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING!***

LOUNGE

12'0" x 11'1" (3.67 x 3.39)

The property is entered into the lounge through the uPVC door, having a feature fireplace, grey carpet, painted décor, radiator, built in storage cupboard and uPVC window.

DINING ROOM

12'0" x 14'6" (3.67 x 4.44)

The second reception room has wooden laminate flooring, painted decor, radiator, uPVC window and uPVC door leading to the rear garden, being open plan to the kitchen area.

KITCHEN

6'5" x 8'3" (1.96 x 2.52)

The modern kitchen has a good range of cream shaker style wall and base units with a complementary laminated worktop and gloss brick tiled surrounds, incorporating a 1 and a 1/2 bowl sink with chrome mixer tap, integrated oven, four ring gas hob and extractor, space and plumbing for a washing machine, tiled flooring, painted décor, radiator and uPVC window with lovely views across the garden and countryside beyond.

BEDROOM ONE

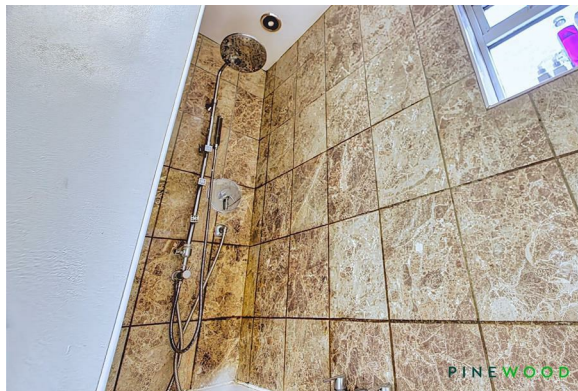
12'0" x 11'0" (3.67 x 3.37)

This double bedroom to the front aspect has carpet, wallpapered decor, radiator and uPVC window.

BEDROOM TWO

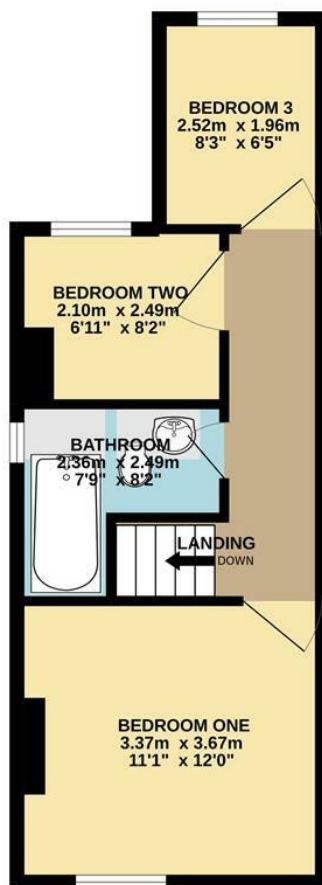
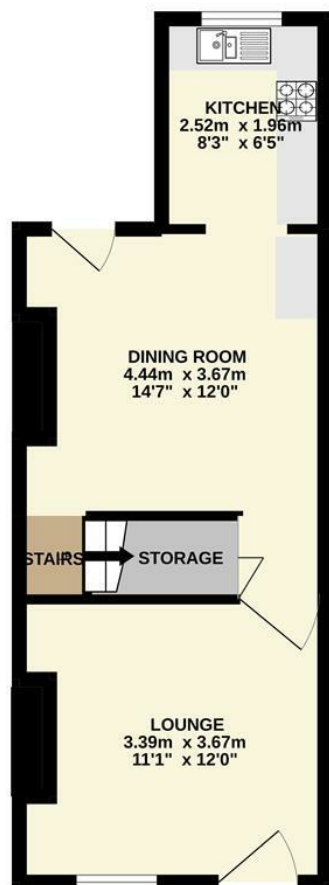
8'2" x 6'10" (2.49 x 2.10)

This generous bedroom to the rear aspect has carpet, painted decor, radiator and uPVC window with views.



GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.

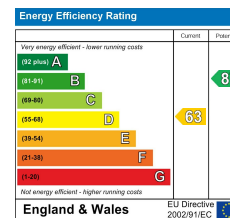
1ST FLOOR
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 65.7 sq.m. (707 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 THREE

6'5" x 8'3" (1.96 x 2.52)

This single bedroom has carpet, painted decor, radiator and uPVC window with views.

BATHROOM

8'2" x 7'8" (2.49 x 2.36)

The contemporary bathroom has a white three pieces suite comprising of bath with chrome rain head shower over, low flush w.c and a ceramic sink with chrome mixer tap set on a vanity unit. With tiled flooring and part tiled walls, wall mounted chrome towel radiator and uPVC frosted window.

OUTSIDE

To the front is a courtyard that could be potentially made into driveway parking. To the rear is a fully enclosed garden with outhouse/store, astro turf lawn, patio, decked seating area with lovely far reaching countryside views. Perfect for relaxing!

GENERAL INFORMATION

TENURE: FREEHOLD

TOTAL FLOOR AREA: 707.00 sq ft / 65.7 sq m

EPC RATING: D

COUNCIL TAX BAND A - CHESTERFIELD BOROUGH COUNCIL

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING; COMBI BOILER FITTED APPROX 2016

NEW SOFFITS AND FASCIAS FITTED 2022

LOFT INSULATION FITTED 2012

LOFT: LIGHTING, POWER, PARTIALLY BOARDED AND LADDER

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 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.

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask 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



ESTAS
WINNER



CHESTERFIELD
HIGH STREET
AWARDS
WINNER



PINEWOOD