



Cavell Drive, Danesmoor, Chesterfield, Derbyshire S45 9SD

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Offers Over £265,000

P I N E W O O D



# Cavell Drive Danesmoor Chesterfield Derbyshire S45 9SD



## Offers Over £265,000

**4 bedrooms  
2 bathrooms  
2 receptions**

- RENOVATED TO A HIGH SPECIFICATION - THREE/FOUR DOUBLE BED VERSATILE HOME
- NEW MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
  - LARGE EXTENSION TO REAR - IDEAL GARDEN/SUN/UTILITY ROOM
    - NEW ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
    - TWO GATED DRIVEWAYS WITH SPACE FOR UP TO FOUR CARS
- GENEROUS SOUTH FACING ENCLOSED GARDEN WITH HARD STANDING SPACE
- GAS CENTRAL HEATING - NEW BOILER - UPVC DOUBLE GLAZING - COUNCIL TAX BAND: C
- NEW STYLISH BATHROOM TO THE GROUND FLOOR WITH WHITE SUITE AND SHOWER OVER BATH
  - NEW REWIRING - NEW FLOORING - NEW DECOR
- EXTENDED LOUNGE/DINER - PERFECT SPACE FOR RELAXATION



WELCOME TO CAVELL DRIVE..... a beautifully extended and renovated DETACHED FOUR DOUBLE BEDROOM DORMA BUNGALOW home offering spacious versatile living, modern comforts, and a fantastic south facing garden. Located in Danesmoor, the property is close to all the amenities that Clay Cross offers with easy access to the main commuter route and M1 motorway.

Step inside to a warm and inviting hallway leading to a stylish open-plan lounge and dining area, complete with elegant wooden flooring and a large uPVC window that floods the space with natural light. The modern kitchen features sleek gloss cabinets, butcher-block style countertops, integrated oven, hob and extractor, fridge and freezer with an adjoining garden/sun/utility extension that seamlessly connects to the garden through patio doors. A versatile ground-floor study which could be used for a variety of uses or an additional bedroom adds flexibility, while a contemporary downstairs bathroom enhances convenience.

In addition there are a further three double bedrooms, one to the ground floor, the principal bedroom with ensuite shower room and a spacious third bedroom to the first floor.

Outside, a generous, well-maintained south facing enclosed garden provides ample space for relaxation and entertainment, while two private gated driveway offers off-road parking for up to four vehicles and additional hard standing to the rear ideal for caravans etc.

Perfect for families, professionals, or those seeking extra space, this home is located in a sought-after area with excellent transport links, schools, and local amenities. Thoughtful extensions and a functional yet stylish layout make this property a standout choice. Book a viewing today with Pinewood Properties and discover the charm of Cavell Drive!

"VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND"

"PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY"

#### Entrance Hall

A welcoming hallway with attractive wooden flooring and carpeted stairs leading to the upper floor. There is also convenient under-stairs storage.

#### Kitchen

8'9" x 13'0" (2.69 x 3.97)

The modern kitchen boasts tiled flooring and a range of ivory gloss units complemented by butchers block-style worktops, integrated oven, hob and extractor. The inset swan neck mixer sink adds a touch of elegance. A uPVC window allows natural light, with a door leading to the utility extension.

#### Garden/Sun Room/Utility

7'10" x 10'7" (2.39 x 3.24)

This versatile space features laminate flooring, a uPVC window, and double patio doors opening directly onto the garden, offering a seamless flow between indoor and outdoor areas. Currently used as a utility room.

#### Downstairs Bathroom

5'6" x 6'9" (1.69 x 2.06)

The bathroom is fitted with a white suite including a bath with shower over, low flush wc, stylish sink set into a grey gloss vanity unit with mixer tap and a wall mounted heated towel rail. A uPVC window with privacy opaque glass ensures natural light while maintaining privacy. The flooring is laminate, adding to the bathroom's practical yet welcoming appeal.

#### Lounge / Dining Area

17'5" x 10'0" (5.33 x 3.06)

This spacious reception area has been extended and continues the wooden laminate flooring from the hallway, offering a warm and inviting space. It benefits from a central heating radiator and a large uPVC window, providing plenty of natural light.

#### Bedroom 2

11'3" x 13'0" (3.44 x 3.97)

A comfortable double bedroom to the ground floor with wooden laminate flooring, a uPVC window, and a central heating radiator, space for wardrobes.

#### Study/bedroom 4

11'3" x 10'0" (3.44 x 3.06)

Located downstairs, this versatile space offers the same wooden panel flooring as the lounge and entrance hall. With a large uPVC window and a central heating radiator, this room could be used as a study, guest room, or additional double bedroom.

#### Bedroom 1

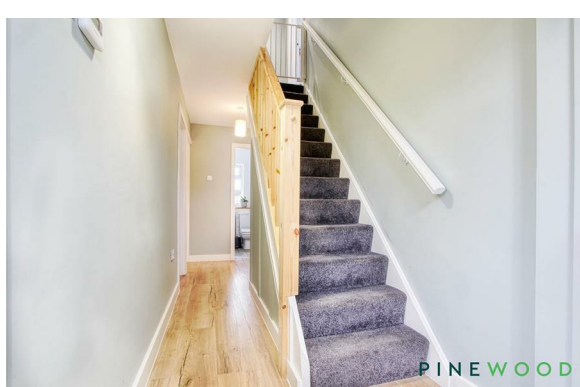
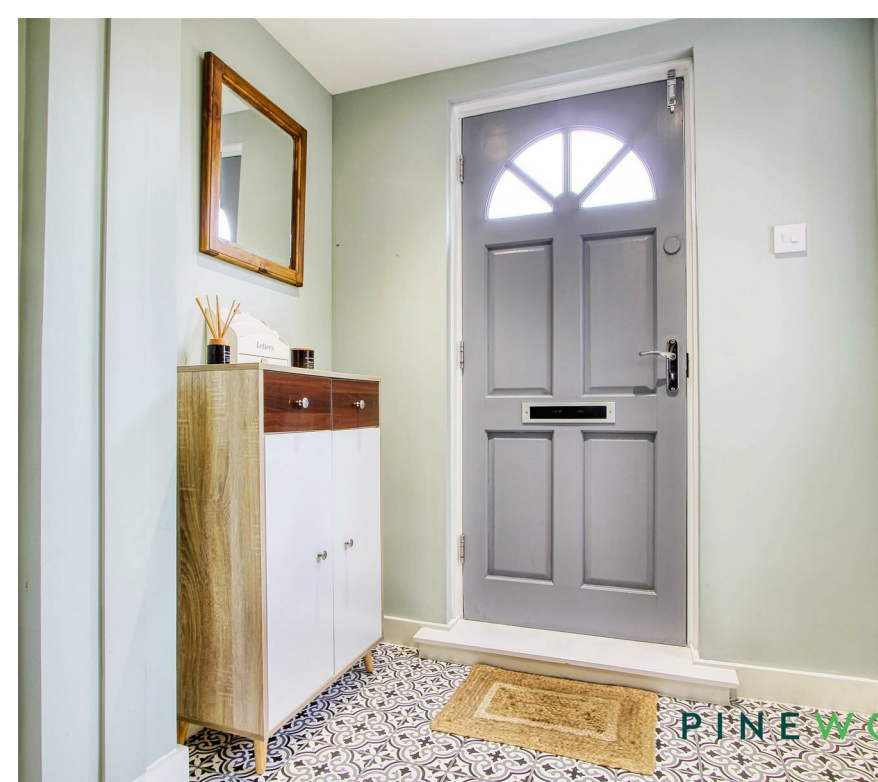
13'1" x 13'2" (4.00 x 4.02)

This generously-sized bedroom to the first floor is carpeted, with a central heating radiator and a large uPVC window. It also benefits from its own en-suite shower room.

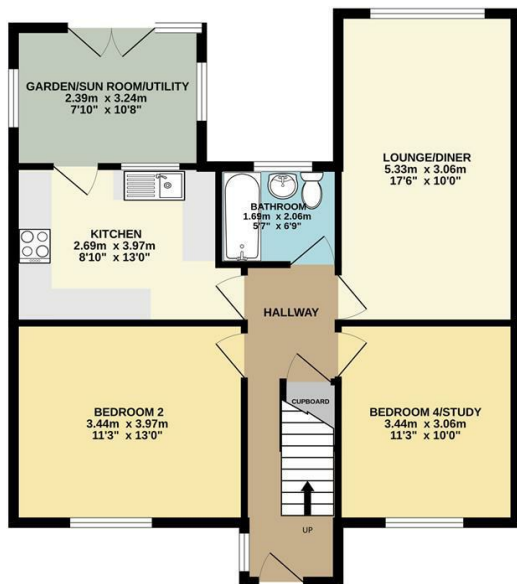
#### Ensuite

4'9" x 5'1" (1.47 x 1.57)

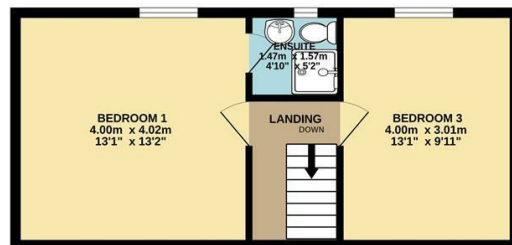
The en-suite shower room includes a square sink with storage beneath, a WC, and a shower unit with tiled splash backs. The tiling continues around the toilet for a cohesive finish. A heated towel rail and opaque glass in the uPVC window ensure both practicality and privacy.



GROUND FLOOR  
70.5 sq.m. (759 sq.ft.) approx.

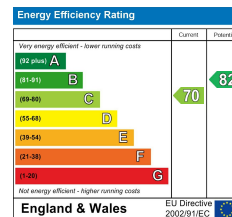


1ST FLOOR  
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 104.9 sq.m. (1129 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 3

13'1" x 9'10" (4 x 3.01)

A third double bedroom located upstairs, offering a carpeted floor, radiator and a uPVC window completes this charming room.

### Outside

The property boasts a large, well-maintained south facing garden, perfect for outdoor activities. Small garden to the front, two gated driveways provides off-road parking for four vehicles and additional hard standing ideal for motorhomes or caravans.

### General Information

TENURE - freehold  
TOTAL FLOOR AREA - 1129.00 sq ft / 104.9 sq m  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING - NEW BOILER 2024  
EPC RATING - C  
COUNCIL TAX BAND B  
FULLY REWIRED 2024

### 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.

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