



Cornwall Drive, Grassmoor, Chesterfield, Derbyshire S42 5DX

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EPC

C

£190,000

PINEWOOD



Cornwall Drive Grassmoor Chesterfield Derbyshire S42 5DX

£190,000

**3 bedrooms
2 bathrooms
2 receptions**

- SOME NEW CARPETS FITTED 2025
- DRIVEWAY PARKING FOR ONE VEHICLE - POTENTIAL FOR TWO
 - CUL DE SAC VILLAGE LOCATION
 - COUNCIL TAX BAND A - FREEHOLD
 - DOWNSTAIRS W/C AND UTILITY AREA
- MODERN KITCHEN WITH BREAKFAST BAR, INTEGRATED OVEN, HOB AND EXTRACTOR - NEW WORKTOPS FITTED 2025
 - ADDITIONAL RECEPTION/FAMILY ROOM
 - MAIN BEDROOM WITH ENSUITE SHOWER ROOM
 - SOUTH FACING FULLY ENCLOSED REAR GARDEN
- GREAT FAMILY HOME - NO CHAIN - NEW REDECORATION THROUGHOUT



NO CHAIN - FRESHLY DECORATED AND READY TO MOVE INTO LOVELY SEMI-DETACHED PROPERTY WITH A SOUTH FACING REAR GARDEN...

EXTENDED TO THE REAR.....Nestled in the charming village of Grassmoor, Chesterfield, this delightful THREE BED semi-detached house on Cornwall Drive offers a perfect blend of comfort and practicality. Spanning an impressive 975 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to maximise both light and functionality, ensuring a warm and welcoming atmosphere throughout. Lounge, dining room and family room, with a porch, modern kitchen diner with newly fitted worktops (2025) and ground floor WC.

The property features two modern bathrooms, the ensuite shower room to bedroom one and a family bathroom catering to the needs of a busy household and enhancing convenience for all residents. The south-facing fully enclosed rear garden is a standout feature, offering a private outdoor sanctuary perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

For those with vehicles, the property includes parking for one vehicle, with potential for additional driveway, adding to the overall appeal and practicality of this lovely home.

Situated in a friendly neighbourhood, this residence is well-connected to local amenities and transport links, making it an excellent choice for those looking to settle in a vibrant community. This semi-detached house on Cornwall Drive is not just a property; it is a place where cherished memories can be made. Don't miss the opportunity to make it your own.

****VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK A VIEWING****

LOUNGE

11'3" x 16'2" (3.43 x 4.95)

The huge reception room you enter into features a large uPVC window with a central heating radiator beneath it, wooden flooring and connects to the porch.

KITCHEN DINER

9'3" x 16'2" (2.84 x 4.95)

The feature room being the kitchen diner, laminate worktops in a butchers block styling with undercounter space for a washer and dryer. A inset sink and drainer unit along with a 4 ring gas hob complete this lovely kitchen/dining area.

DINING ROOM/FAMILY ROOM

13'1" x 10'9" (4.01 x 3.28)

This lovely room features 2 bi-fold doors separating the rooms, the family room at the back features wooden flooring, a uPVC window that looks out onto the garden, whereas the dining room half features a central heating radiator and 2 velux windows.

WC

This convenient little WC features tiled splash back, a uPVC window with frosted glass for privacy, a pedestal hand wash basin and a low flush wc.

BEDROOM 1

11'11" x 11'5" (3.64 x 3.5)

This double principal bedroom features a large uPVC window overlooking the front aspect of the property, a central heating radiator and wooden floor boards, engineered oak styling.

SHOWER ROOM

A lovely convenient shower room attached to the principal bedroom featuring bright downlighters, an extractor fan and an electric shower.

BEDROOM 2

11'11" x 9'3" (3.64 x 2.84)

Bedroom two is a double bedroom and features a plush fitted carpet, a uPVC window overlooking the rear of the property, and finally a central heating radiator.

BEDROOM 3

6'4" x 8'6" (1.95 x 2.61)

Bedroom three being the smallest features a lovely wooden flooring in the style of engineered oak and a uPVC window overlooking the front of the property.

FAMILY BATHROOM

6'4" x 6'8" (1.95 x 2.04)

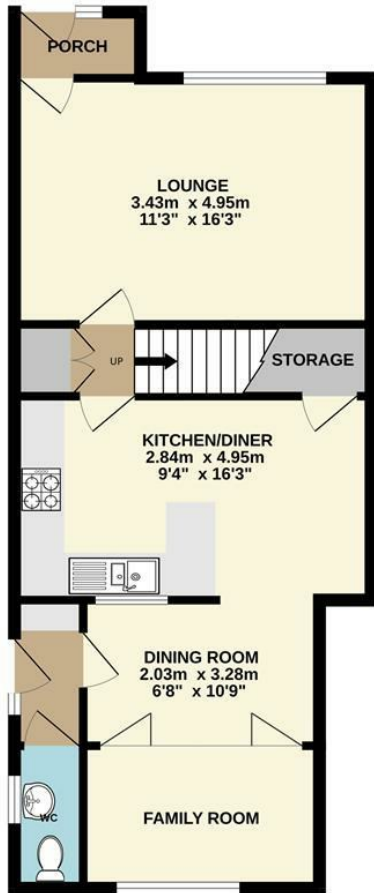
The part tiled family bathroom includes a white three piece suite with corner bath.

EXTERIOR

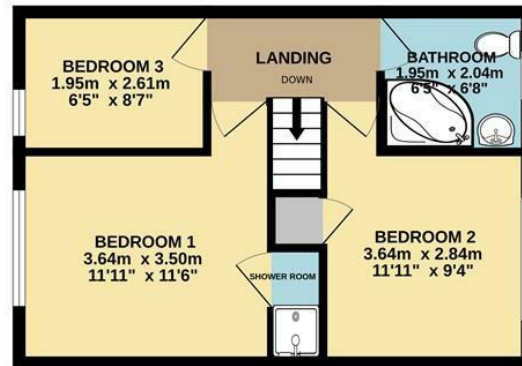
To the front is driveway parking for one car - potential for additional driveway to be made. To the rear is an enclosed garden with lawn, patio, decked area with pagoda and built in store.



GROUND FLOOR
54.6 sq.m. (587 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 89.1 sq.m. (959 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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GENERAL INFORMATION

EPC: C rated
Council Tax Band: A
UPVC Double Glazing
Total Floor Area: 959.00 sq ft / 89.1 sq m
Gas Central Heating - Combi Boiler fitted 2023
Tenure: Freehold
Loft - Fully Boarded with Lighting, Power and Pull Down Ladder

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.
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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