



Houldsworth Drive, Chesterfield, Derbyshire S41 0BS

3

1

1

EPC

C

£230,000

PINEWOOD





# Houldsworth Drive

## Chesterfield Derbyshire S41 0BS

### £230,000

**3 bedrooms  
1 bathrooms  
1 receptions**

- Panoramic Views Over Fields To The Rear - Block Paved Driveway Providing Parking for Two Cars
- Easy Access To Chesterfield Hospital, Train Station, M1 Motorway, Main Commuter Routes and Town Centre
- Enclosed Family Sized Tiered Generous Rear Garden with Decking and Panoramic Views
  - Some New Carpets and Decor - New Interior Doors
  - Ground Floor WC with Generous Storage For Coats and Shoes
  - Dual Aspect Lounge with uPVC Sliding Doors out to Rear Decking/Garden
- Gas Central Heating - uPVC Double Glazing - EPC Rated C - Council Tax Band C
- Spacious and Modern Kitchen Diner with Integrated Kenwood Range Cooker/Extractor, Fridge and Freezer - Plenty of Space for a Dining Table
  - Contemporary Bathroom with White Suite - Shower over P-Shaped Bath
  - Built in Mirrored Sliding Wardrobes to Bedroom One







BEAUTIFUL PANORAMIC VIEWS.....Nested on Houldsworth Drive in the popular Hadley area of Chesterfield, this attractive three-bedroom upgraded detached family home offers an excellent blend of modern living, generous outdoor space and superb connectivity.

The property features a bright and spacious dual-aspect lounge, enhanced by uPVC sliding doors opening onto rear decking, creating an inviting space ideal for both relaxing and entertaining. A contemporary kitchen diner is well equipped with integrated Kenwood Range cooker and extractor, fridge and freezer, and offers ample space for family dining. A convenient ground floor WC provides additional storage for coats and shoes.

Upstairs, the home boasts three well-proportioned bedrooms, with the principal bedroom benefiting from built-in mirrored sliding wardrobes. The modern family bathroom is finished with a white suite, including a shower over a P-shaped bath.

Externally, the property truly impresses with an enclosed, generous tiered rear garden, complete with decking and stunning panoramic views over open fields. To the front, a block-paved driveway provides off-road parking for two vehicles.

Ideally positioned, the home enjoys easy access to Chesterfield Hospital, train station, town centre, M1 motorway and main commuter routes, while being set within a peaceful, family-friendly residential location.

Additional features include gas central heating, uPVC double glazing, EPC rating C and Council Tax Band C. Early viewing is highly recommended to fully appreciate the space, setting and views on offer.

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

**PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!**

#### **ENTRANCE HALL**

Welcoming entrance hall with wooden laminate flooring, uPVC entrance door and wall-mounted radiator. Carpeted stairs and landing provide access to a built-in storage cupboard and loft access.

#### **GROUND FLOOR WC**

6'2" (into storage) x 5'3" (1.88 (into storage) x 1.61)

Featuring tile-effect vinyl flooring, low-flush WC, painted décor and a uPVC frosted window. The room benefits from built-in storage cupboards housing the combi boiler, along with a ceramic sink with chrome mixer tap set into a white vanity unit and tiled splashbacks.

#### **KITCHEN DINER**

15'4" x 10'9" (4.69 x 3.30)

Spacious kitchen diner with wooden laminate flooring and painted décor, featuring two uPVC windows and a uPVC door providing access to the rear garden. The kitchen is fitted with a range of wooden drawers, wall and base units, laminate worktops and tiled splashbacks. Appliances include a built-in Kenwood AGA cooker, 6-ring electric hob with extractor, built-in fridge and freezer, with space and plumbing for a washing machine and space for a dishwasher. The stainless steel sink is complemented by a chrome mixer tap, and a radiator completes this functional and welcoming family space.

#### **LOUNGE**

15'1" x 14'11" (4.61 x 4.56)

Spacious dual-aspect lounge featuring carpeted flooring, two radiators, painted décor and decorative coving. The room benefits from a built-in storage cupboard, two uPVC windows and uPVC sliding doors opening directly onto the rear decking, creating an excellent space for both relaxation and entertaining.

#### **BEDROOM ONE**

14'11" x 12'2" (into wardrobes) (4.56 x 3.72 (into wardrobes) )

Rear-facing double bedroom enjoying panoramic views over fields, featuring two uPVC windows, radiator, built-in mirrored wardrobes, carpeted flooring and neutral painted décor.

#### **BEDROOM TWO**

10'7" x 9'6" (3.25 x 2.92)

Front-facing double bedroom featuring a uPVC window, radiator, carpeted flooring, painted décor and space for wardrobes.

#### **BEDROOM THREE**

9'3" x 6'6" (2.84 x 2.00)

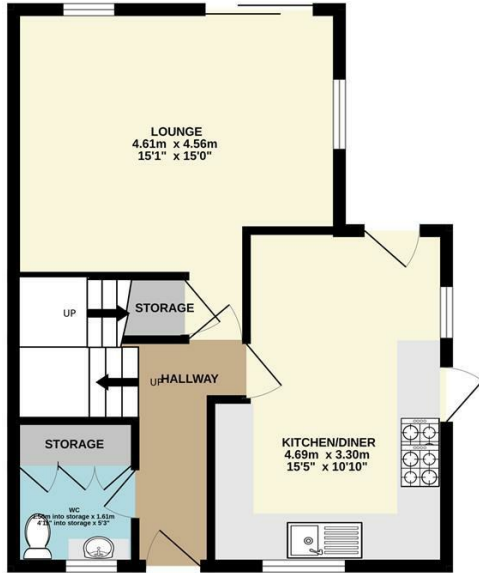
Front-facing single bedroom featuring a uPVC window, radiator, carpeted flooring and painted décor.

#### **BATHROOM**

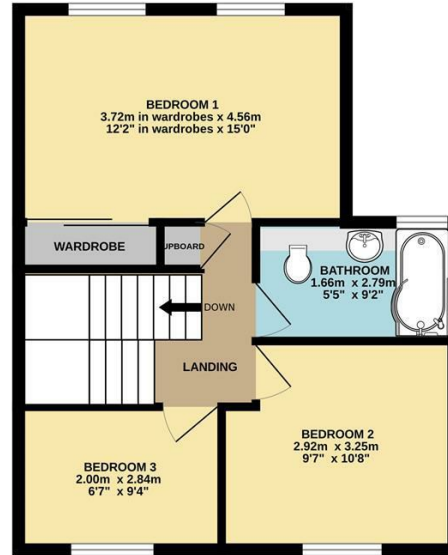
9'1" x 5'5" (2.79 x 1.66)

Contemporary bathroom featuring grey wood-effect vinyl flooring, uPVC frosted window, and a combination of part-tiled and painted walls. The suite comprises a P-shaped bath with curved glass shower screen and chrome shower, wall-mounted chrome towel radiator, low-flush WC with chrome mixer tap set into a white vanity unit with drawers and storage, and a wall-mounted mirrored cabinet

GROUND FLOOR  
42.5 sq.m. (458 sq.ft.) approx.

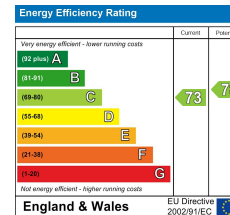


1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (905 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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## EXTERIOR

To the front is a a block-paved driveway providing off-road parking for two vehicles. The rear has an enclosed, tiered family-sized garden featuring low-maintenance AstroTurf, a raised decked seating area with panoramic views over open fields, and a patio area ideal for outdoor dining and entertaining, there is also an additional area with grass and shed to the bottom of the garden ideal for an allotment!

## GENERAL INFORMATION

TENURE - FREEHOLD  
TOTAL FLOOR AREA - 905.00 sq ft / 84.00 sq m  
GAS CENTRAL HEATING - COMBI BOILER  
UPVC DOUBLE GLAZING  
COUNCIL TAX BAND C - CHESTERFIELD BOROUGH COUNCIL  
EPC RATED C  
LOFT

## 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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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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