



Hereford Drive, Brimington, Chesterfield, S43 1DT

3 1 1 EPC D

£160,000

PINEWOOD



Hereford Drive Brimington Chesterfield

S43 1DT

£160,000

**3 bedrooms
1 bathrooms
1 receptions**

- A three bedroom semi-detached house - Three good sized bedrooms
- Great starter home - Ideal for first time buyers, small families, couples and investors
- Gas centrally heated (combi boiler), uPVC double-glazed - Council tax band A - EPC rated D
 - Enclosed south west facing landscaped garden at the rear
- Modern kitchen with space for bistro table, integrated oven, hob and extractor and utility area
 - Lounge diner with bay window and upvc sliding doors out to rear garden
 - Block paved driveway for up to three cars
 - Modern bathroom with white suite and mixer shower
- Close to all the village amenities and only a short walk to the Chesterfield Canal
- Short drive to Chesterfield, main commuter routes and M1 motorway access



ATTENTION FIRST-TIME BUYERS/INVESTORS/SMALL FAMILIES AND COUPLES

A fantastic opportunity to purchase this three-bedroom semi-detached home, ideal as a starter property.

Downstairs the property features an entrance hall, dual aspect through lounge diner with sliding doors leading out to the patio, perfect for the summer months, a modern spacious fitted kitchen with white gloss drawers and units with integrated oven, hob and extractor. utility area with space/plumbing for a washing machine and two built in cupboards.

To the first floor is a contemporary bathroom with three piece white suite, two double bedrooms, the principal double bedroom has a built in wardrobe/storage cupboard and a single bedroom.

Further benefits include gas central heating (combi boiler) and full uPVC double glazing throughout.

Externally, the property offers block paved driveway parking for up to three cars to the front, along with an enclosed landscaped south facing tiered garden to the rear with patio, lawn, decked seating area and summerhouse.

Early viewing is highly recommended.

Please note the property is non standard construction

ENTRANCE HALL/STAIRS AND LANDING

The property is entered via a welcoming uPVC front door into a hallway, which provides access to the lounge/diner and stairs leading to the first-floor landing. The landing benefits from a built-in storage cupboard and loft access, offering practical storage solutions and convenient access to additional space above.

LOUNGE DINER

21'0" into bay x 11'5" (6.42 into bay x 3.48)

The through lounge/diner is a bright and spacious living area, featuring a uPVC window and uPVC sliding doors that open onto the rear patio, seamlessly connecting indoor and outdoor spaces. The room is finished with grey carpet, neutral painted décor, and a radiator, creating a comfortable and versatile space for both relaxing and entertaining.

KITCHEN

10'11" x 9'10" (3.335 x 3.00)

The kitchen boasts a generous range of white gloss wall and base units with matching drawers, complemented by a laminated worktop and tiled splashbacks. It features a 1.5 bowl sink with chrome mixer tap, integrated oven, hob, and extractor, inset spotlights, and grey wood-effect vinyl flooring. There is also space for an American-style fridge/freezer and plumbing for a washing machine. Finished with painted décor, a radiator, and a uPVC window, this well-equipped kitchen combines style and practicality, making it the functional heart of the home.

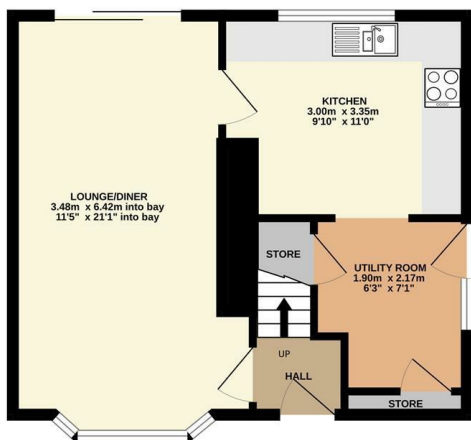
UTILITY ROOM

7'1" x 6'2" (2.17 x 1.90)

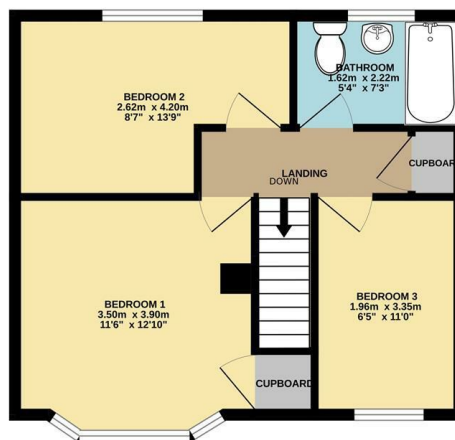
The utility area, open plan to the kitchen, is a practical and well-lit space featuring a uPVC window and a uPVC door providing access to the exterior. It includes a built-in storage cupboard and a cupboard housing the meters, with painted décor and inset spotlights completing the functional and contemporary design.



GROUND FLOOR
40.5 sq.m. (436 sq.ft.) approx.



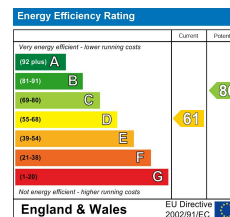
1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 81.2 sq.m. (874 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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BATHROOM

7'3" x 3'9" (2.22 x 1.162)

The bathroom is fitted with a white suite comprising a low flush WC, pedestal hand basin with chrome taps, and a bath with chrome mixer shower. It features grey wood-effect vinyl flooring, painted décor, a radiator, and a uPVC frosted window, creating a clean, modern, and practical space.

BEDROOM ONE

12'9" x 11'5" (3.90 x 3.50)

This double bedroom is a bright and comfortable space, featuring a uPVC window, carpeted flooring, and a radiator. A built-in storage cupboard provides practical storage, while neutral painted décor creates a versatile and inviting atmosphere.

BEDROOM TWO

13'9" x 8'7" (4.20 x 2.62)

This double bedroom is a well-proportioned and inviting space, featuring carpeted flooring, neutral painted décor, a radiator, and a uPVC window that fills the room with natural light.

BEDROOM THREE

10'11" x 6'5" (3.35 x 1.96)

This single bedroom, positioned to the front aspect, is a bright and versatile space featuring carpeted flooring, neutral painted décor, and a radiator, ideal for use as a bedroom, guest room, or home office.

EXTERIOR

To the front, the property offers a block-paved driveway providing parking for two cars. To the rear, there is a fully enclosed, south west facing landscaped, tiered garden featuring a patio, lawn, decked eating area, and a summerhouse, creating a private and attractive outdoor space perfect for relaxing or entertaining.

GENERAL INFORMATION

TOTAL FLOOR AREA 874.00 sq ft / 81.2 sq m

COUNCIL TAX BAND A - CHESTERFIELD BOROUGH COUNCIL

GAS CENTRAL HEATING - COMBI BOILER FITTED JAN 2023 - 7 YEARS WARRANTY

UPVC DOUBLE GLAZING

EPC RATED D

LOFT - PARTIALLY BOARDED

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.

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