



5 Brackenfield Close, Grassmoor

£185,000 Freehold

No chain. Modern three-bed mid-town house in Grassmoor cul de sac. Lounge diner, kitchen, WC, two parking spaces, south-facing garden. Close to amenities, schools, M1. Video tour available.

Council Tax band: B

Tenure: Freehold

NO CHAIN - CUL DE SAC LOCATION

Nestled in the popular village of Grassmoor, this delightful three-bedroom mid-town house is located on a cul de sac in a popular residential estate on Brackenfield Close, Built in 2012, the property combines contemporary design with practical family living, making it an excellent choice for first-time buyers, young families, investors or those simply seeking extra space.

As you enter, you are welcomed by a bright hallway leading through to a spacious lounge diner, large windows and uPVC French doors flood the space with natural light and open directly onto the private rear garden, creating a seamless indoor-outdoor living experience.

The modern kitchen, positioned at the front of the home, features sleek fittings, ample storage, and integrated appliances, including a four ring gas hob, oven and extractor, providing an ideal setting for both everyday cooking and entertaining. Completing the ground floor is a conveniently placed downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat with plenty of room for bedroom furniture. The second bedroom is a generous double, while the third bedroom makes an ideal single room, nursery, or home office. A modern white three-piece family bathroom with shower over bath serves this first floor.

To the front are two driveway parking spaces and to the rear is a fully enclosed south facing easy to maintain garden.

Additional benefits include uPVC double glazing throughout, energy-efficient central heating provided by a combi boiler

Situated close to excellent village amenities, schools and access to the M1 motorway, close to the towns of Chesterfield and Clay Cross too, this home offers modern living in a sought-after location. A wonderful opportunity not to be missed!

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

Please call Pinewood Properties for more information or to book your viewing!





ENTRANCE HALL/STAIRS AND LANDING

A welcoming and bright entrance hall greets you on arrival, featuring a composite entrance door and practical understairs storage. The stairs, finished with a modern grey carpet, lead to the first-floor landing, which offers additional built-in storage and convenient loft access. This well-designed space creates an inviting introduction to the home while providing excellent functionality.

KITCHEN

9' 10" x 8' 10" (3.00m x 2.69m)

Dimensions: 3.00 x 2.69 (9'10" x 8'9"). A modern kitchen offering an excellent range of gloss drawers, wall and base units, all topped with a laminated worktop. Features include a stainless-steel sink with mixer tap, integrated oven, four-ring gas hob with extractor, and space and plumbing for both a washing machine and a dishwasher. There is also room for a tall fridge-freezer. Finished with vinyl flooring, fresh painted décor, a radiator, and a uPVC window providing plenty of natural light.

GROUND FLOOR WC

5' 10" x 3' 4" (1.78m x 1.01m)

The ground floor WC features a sleek white two-piece suite, including a pedestal hand basin with chrome mixer tap and stylish tiled surrounds, paired with a low-flush WC. Finished with neutral painted décor and carpeted flooring, the space is bright and airy, complemented by an extractor fan for ventilation.

LOUNGE/DINER

15' 4" x 13' 7" (4.67m x 4.14m)





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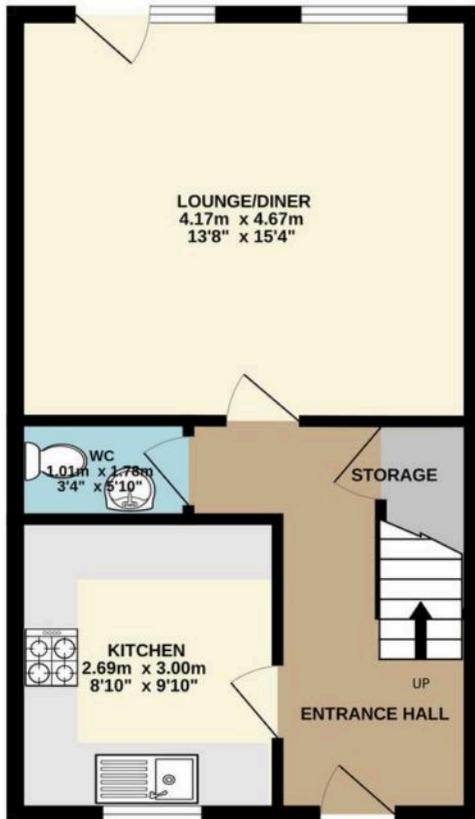
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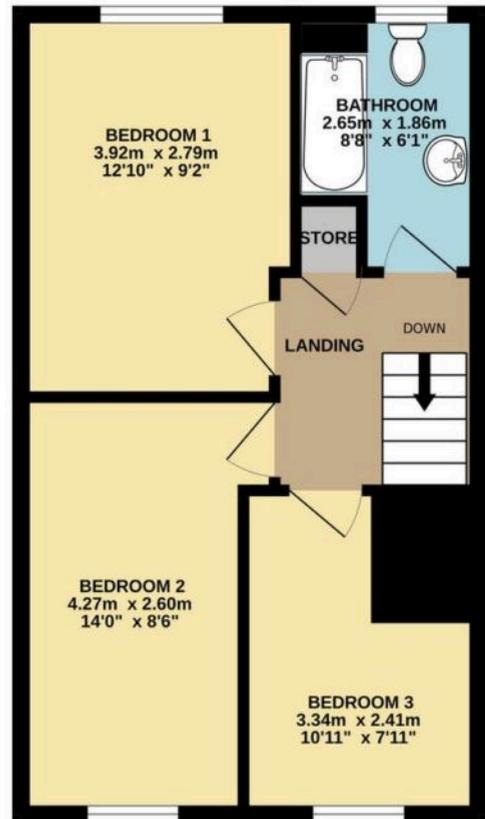




GROUND FLOOR
38.3 sq.m. (412 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 74.9 sq.m. (807 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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You can include any text here. The text can be modified upon generating your brochure.

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Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

