



## 6 Grindon Close

Holme Hall, Chesterfield

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**Blenheim**  
Park Estates



### Exterior and Gardens

To the front of the property there is exterior lighting and an area mainly laid to lawn with mature plants and hedging. A driveway leads to the garage and access can be gained to the main entrance door.

### Double Garage

**17'6 x 15'7 (5.33m x 4.74m)**

With an up-and-over door, side facing UPVC double glazed obscured windows, light and power. There is shelving and the provision for a washing machine/tumble dryer. A UPVC door with a double glazed obscured panel opens to the left-hand side of the property.

A wrought iron gate opens to the left side of the property, where there is exterior lighting and a water tap. Access can be gained to the garage. A stone paved path leads to the rear of the property.

A Three Bedroomed  
Detached Bungalow







6 Grindon Close

## Welcome to 6 Grindon Close

Welcome to 6 Grindon Close, a beautiful three bedroomed, conveniently accessible, detached bungalow. Offering sizeable living spaces and a stunning exterior, it is suitable for a variety of purchasers and is close to local amenities.

The heart of the home is the fabulous, bow-windowed lounge with a fireplace and the kitchen has integrated appliances. Offering additional space is the conservatory, which overlooks the stunning rear garden.

There are also three double bedrooms, including the fantastic master bedroom with a modern en-suite shower room, and completing the home is the family bathroom. Externally, this delightful home benefits from a beautiful front and rear garden, which has an array of plants and a timber pergola. Additionally, there is an off-road parking space and a spacious double garage.

The property is conveniently located for access to Chesterfield's town centre, where there are a host of amenities, including shops, supermarkets, public houses, restaurants and cafes. Close by are a farm shop, convenience store and well-regarded schooling. Chesterfield train station provides rail journeys to Sheffield, Nottingham, Derby and Birmingham. Additionally, The Peak District is reachable within a short drive.

**The property briefly comprises on the ground floor:** Entrance vestibule, entrance hall, storage cupboard 1, storage cupboard 2, lounge, kitchen, conservatory, inner hallway, bedroom 3, bedroom 2, family bathroom, master bedroom and master en-suite shower room.

**Outbuildings:** Double garage.

### Ground Floor

A composite door with a UPVC double glazed obscured panel opens to the:

#### Entrance Vestibule

Having a flush light point and tiled flooring. A timber door with an obscured double glazed panel and a matching side panel opens to the:

#### Entrance Hall

With a pendant light point and a central heating radiator. Timber doors open to storage cupboard 1, storage cupboard 2, lounge and kitchen. An opening gives access to the inner hallway.

#### Storage Cupboard 1

Having cloaks hanging.

#### Storage Cupboard 2

With shelving and housing the hot water cylinder.

### Lounge

26'1 x 11'10 (7.94m x 3.60m)

A sizeable lounge having a front facing UPVC double glazed bow window, pendant light points, wall mounted light points, central heating radiators and a TV/aerial point. The focal point of the room is the fireplace with a slate hearth and stone surround.

### Kitchen

20'11 x 9'10 (6.38m x 3.00m)

A well-appointed kitchen with rear facing UPVC double glazed windows, a flush light point, strip lighting, a central heating radiator and tiled flooring. There are a range of fitted base/wall and drawer units incorporating a granite work surface, matching upstands, tiled splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Miele four-ring induction job, a Bosch oven/grill, a Neff dishwasher, a full-height fridge/freezer and there is the provision for a washing machine/tumble dryer. Also housing the boiler. A UPVC door with a double glazed panel opens to the:

### Conservatory

8'10 x 8'2 (2.70m x 2.50m)

A pleasant reception room having rear and side facing UPVC double glazed windows, flush light points, exposed stone walling and a central heating radiator. A UPVC door with a double glazed panel opens to the rear of the property.

### Inner Hallway

With pendant light points and a central heating radiator. Access can be gained to the loft. Timber doors open to bedroom 3, bedroom 2, family bathroom and master bedroom.





**Lounge**  
26'1 x 11'10 (7.94m x 3.60m)

A sizeable lounge having a front facing UPVC double glazed bow window, pendant light points, wall mounted light points, central heating radiators and a TV/aerial point. The focal point of the room is the fireplace with a slate hearth and stone surround.

A Large, Bow Windowed  
Lounge with a Fireplace





## Kitchen

20'11 x 9'10 (6.38m x 3.00m)

A well-appointed kitchen with rear facing UPVC double glazed windows, a flush light point, strip lighting, a central heating radiator and tiled flooring. There are a range of fitted base/wall and drawer units incorporating a granite work surface, matching upstands, tiled splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Miele four-ring induction job, a Bosch oven/grill, a Neff dishwasher, a full-height fridge/freezer and there is the provision for a washing machine/tumble dryer. Also housing the boiler. A UPVC door with a double glazed panel opens to the conservatory.







**Conservatory**  
8'10 x 8'2 (2.70m x 2.50m)

A pleasant reception room having rear and side facing UPVC double glazed windows, flush light points, exposed stone walling and a central heating radiator. A UPVC door with a double glazed panel opens to the rear of the property.







**Inner Hallway**  
With pendant light points and a central heating radiator. Access can be gained to the loft. Timber doors open to bedroom 3, bedroom 2, family bathroom and master bedroom.



6 Grindon Close

## Boasting a Stunning Exterior and having Good Access to the Amenities of Chesterfield

**Bedroom 3**  
11'9 x 9'11 (3.59m x 3.02m)  
A double bedroom having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.

**Bedroom 2**  
12'10 x 11'9 (3.92m x 3.59m)  
Another double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes shelving, drawer units, long and short hanging.

**Family Bathroom**  
Having a rear facing UPVC double glazed obscured window, flush light point, tiled walls and a central heating radiator. The suite comprises a low-level WC, a bidet with a mixer tap and a pedestal wash hand basin with a chrome mixer tap and storage above. There is a panelled bath with traditional chrome taps.

**Master Bedroom**  
12'0 x 11'0 (3.67m x 3.36m)  
A large double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes drawer units, shelving and short hanging. A timber door opens to the master en-suite shower room.

**Master En-Suite Shower Room**  
Being fully tiled having a rear facing UPVC double glazed obscured window, flush light point and a central heating radiator. The suite

comprises a wall-mounted WC, a bidet with a chrome mixer tap and a wash hand basin with a chrome mixer tap and storage beneath. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

**Exterior and Gardens**  
To the front of the property there is exterior lighting and an area mainly laid to lawn with mature plants and hedging. A driveway leads to the garage and access can be gained to the main entrance door.

**Double Garage**  
17'6 x 15'7 (5.33m x 4.74m)  
With an up-and-over door, side facing UPVC double glazed obscured windows, light and power. There is shelving and the provision for a washing machine/tumble dryer. A UPVC door with a double glazed obscured panel opens to the left-hand side of the property.

A wrought iron gate opens to the left side of the property, where there is exterior lighting and a water tap. Access can be gained to the garage. A stone paved path leads to the rear of the property.

The rear of the home has exterior lighting and access can be gained to the conservatory. The large rear garden is mainly laid to lawn with mature trees, plants, hedging and a central timber pergola.

The garden wraps around to the right hand side of the property where there is an area mainly laid to lawn with mature trees, a raised planter and a stone flagged driveway large enough to park one vehicle. The path continues to the front of the property. The garden is enclosed by mature hedging and timber fencing.





**Master Bedroom**  
**12'0 x 11'0 (3.67m x 3.36m)**

A large double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes drawer units, shelving and short hanging. A timber door opens to the master en-suite shower room.



A Generously Sized  
Master Bedroom







### Master En-Suite Shower Room

Being fully tiled having a rear facing UPVC double glazed obscured window, flush light point and a central heating radiator. The suite comprises a wall-mounted WC, a bidet with a chrome mixer tap and storage beneath. There is a separate shower enclosure with a fitted shower and a glazed screen/door.



### Family Bathroom

Having a rear facing UPVC double glazed obscured window, flush light point, tiled walls and a central heating radiator. The suite comprises a low-level WC, a bidet with a mixer tap and a pedestal wash hand basin with a chrome mixer tap and storage above. There is a panelled bath with traditional chrome taps.



### Bedroom 3

11'9 x 9'11 (3.59m x 3.02m)

A double bedroom having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.



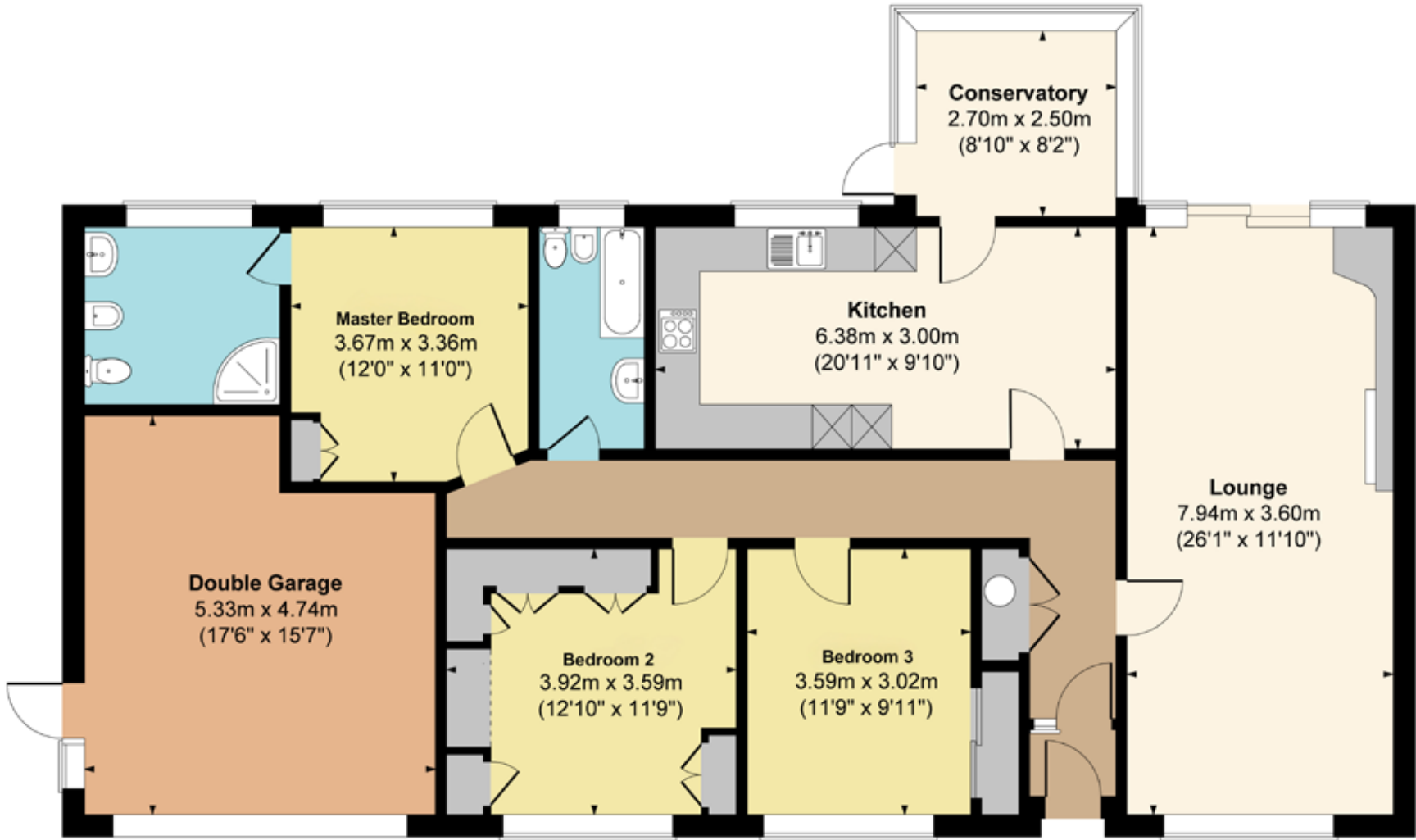
### Bedroom 2

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**TOTAL APPROXIMATE  
FLOOR AREA  
(INCLUDING DOUBLE GARAGE)  
1572 SQ.FT. (146.0 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





**Exterior and Gardens Continued**

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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains gas, mains electric, mains water and mains drainage. The broadband is ADSL and the mobile signal quality is good.

**Rights of Access/Shared Access:** None.

**Covenants/Easements or Wayleaves and Flood Risk:** None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Holme Hall, Chesterfield,  
Derbyshire, S40 4UG

**Offers in the Region of £350,000**