



**Netherthorpe, Staveley, Chesterfield, Derbyshire S43 3PU**

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**Offers In The Region Of £465,000**

**PINEWOOD**



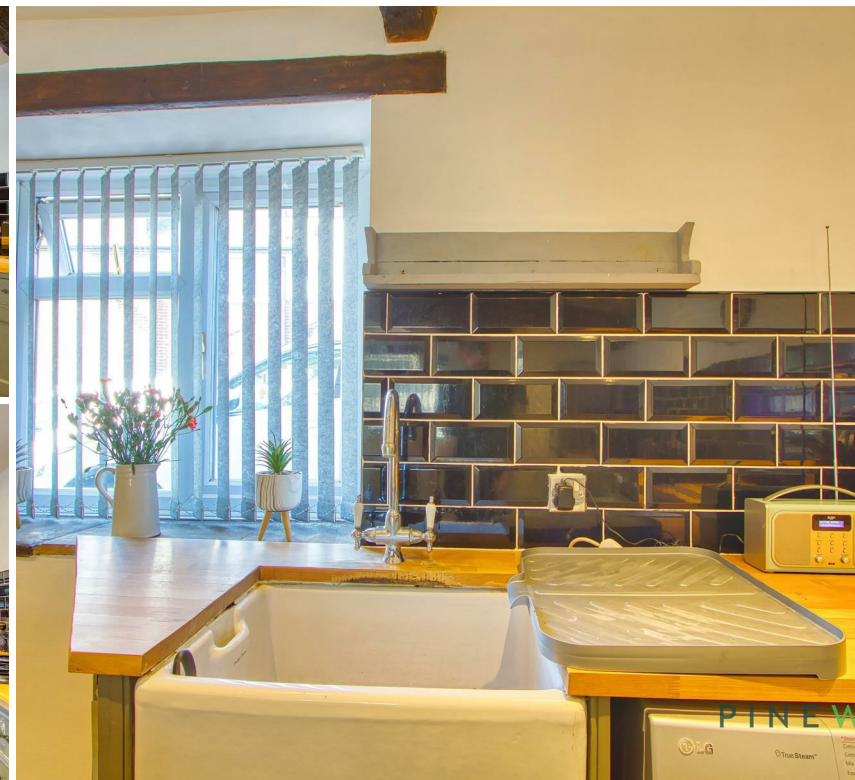


# Netherthorpe Staveley Chesterfield Derbyshire S43 3PU

## Offers In The Region Of £465,000

**3 bedrooms  
1 bathroom  
1 reception**

- Freehold - Council Tax Band : C
- 3 spacious bedrooms - Cosy reception room - 1 modern bathroom
  - Many outbuildings, with space for expansion
- Brilliant parking options, facilitating up to 3 cars with the potential to allow for much more
- Annexe attached featuring 2 bedrooms, 1 bathroom, a cosy reception room and a lovely kitchen area
  - Located in Netherthorpe, Staveley - Backing onto a lovely green field
  - Close to local amenities - Easy access to transport
- Current planning permission for a barn conversion & driveway access to the rear barn
  - Incredible investment opportunity
  - Great Catchment Area







Nestled in the heart of Netherthorpe, Staveley, this delightful house with an annexe offers a perfect blend of comfort and versatility. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining friends and family.

The property features a well-appointed bathroom, ensuring convenience for all residents. The annexe adds a unique touch, offering additional living space that can be tailored to your needs, whether as a guest suite, a study, or a playroom for children.

Parking is a breeze with space for up to three vehicles, making it easy for you and your guests to come and go without hassle. The location in Chesterfield, Derbyshire, is not only picturesque but also well-connected, providing easy access to local amenities, schools, and transport links.

This house with an annexe in Netherthorpe is a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of spacious living. Don't miss the chance to make this charming property your new home. Not to mention the potential for expansion and or investment opportunity that this plot presents.

**\*\*Video tour available, take a look around!\*\***

**\*\*Contact Pinewood Properties for more information, or to book a viewing\*\***

#### Lounge

**15'4" x 17'0" (4.67m x 5.19m)**

The lounge is a spacious and inviting area with exposed ceiling beams and a striking stone fireplace with a wood burning stove, creating a cosy focal point. The room is well-lit with wall lights and natural light from two windows. The wooden parquet flooring and neutral walls enhance the traditional charm of this living space.

#### Kitchen/Diner

**15'4" x 18'10" (4.67m x 5.74m)**

This charming kitchen/diner is a delightful space featuring exposed wooden beams that add character and warmth to the room. The central island with a wooden countertop provides seating for two and ample workspace. The kitchen is fitted with a range cooker, a farmhouse-style sink, and grey cabinetry complemented by glossy black subway tiles as a backsplash. The floor is tiled, making it practical and easy to maintain, and windows ensure the room is filled with natural light.

#### Landing

A bright and airy landing with a window letting in natural light. The carpeted floor and walls in soft tone create a welcoming space that connects the bedrooms and bathroom on the first floor.

#### Bedroom 1

**15'1" x 10'1" (4.62 x 3.09)**

A well-sized bedroom with a plush carpet underfoot and a large window dressed with light curtains, allowing daylight to gently fill the room. The bed space is complemented by space for bedside tables and wall-mounted lighting. A feature is the extensive built-in wardrobe space with cream-coloured doors, offering ample storage. The room's atmosphere is calm and restful, perfect for unwinding.

#### Bedroom 2

**10'2" x 17'1" (3.10 x 5.22)**

A second bedroom with a cosy, intimate feel, carpeted flooring, and a window fitted with vertical blinds.

#### Bedroom 3

**8'0" x 13'6" (2.45m x 4.12m)**

A third bedroom featuring a single bed, carpeted floor, and neutral décor. The room benefits from built-in cupboards providing additional storage, with a window that admits daylight to the space.

#### Bathroom

**10'2" x 9'6" (3.10 x 2.92)**

This bathroom features neutral-toned marble-effect tiling on the walls and floor, creating a sleek and polished look. It includes a white panelled bath with a shower attachment, a toilet, and a pedestal sink. A window with vertical blinds allows natural light into the space, making it bright and fresh.

#### Annexe Utility Room/Store

**8'2" x 7'10" (2.49m x 2.38m)**

The annexe utility room/store is a small practical space with room for appliances and storage, featuring a window for natural light and also featuring a WC.

#### Annexe Kitchen/Diner

**12'7" x 6'8" (3.83m x 2.03m)**

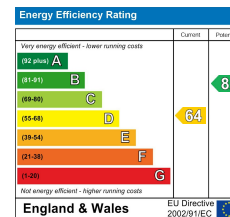
The annexe kitchen/diner features a fitted kitchen with a sink, oven, and hob. The room is practical with a tiled floor and neutral walls, connecting directly to the lounge and utility room/store.





TOTAL FLOOR AREA : 171.5 sq.m. (1846 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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#### Annexe Lounge

12'7" x 13'3" (3.83m x 4.05m)

This annex lounge has a compact but cosy feel, with carpeting and a window providing natural light. The room is adjacent to the kitchen/diner and utility room/store.

#### Annexe Bedroom 1

13'9" x 9'11" (4.20m x 3.03m)

This bedroom in the annexe is a comfortable room with a window providing natural light. The simple décor and carpeted floor create a pleasant living space on the first floor.

#### Annexe Bedroom 2

13'9" x 7'7" (4.20m x 2.32m)

A second bedroom in the annexe with neutral decor, carpeted flooring and a window, offering a cosy and functional space.

#### Front Exterior

At the front, the property features a patterned print concrete driveway with gates, providing ample parking space for several vehicles. The house itself blends traditional stone construction with modern white rendered side walls, set back from the road with a small lawn area to one side and a paved access path leading to the front door.

#### Rear Garden

The rear garden combines a paved patio area with a central lawn, enclosed by stone and wooden fencing for privacy. The space is ideal for outdoor dining, gardening or relaxing, with ample room for various activities. A large stone barn and outbuildings border the garden, adding rural charm and potential for storage or workshops.

#### General Information

EPC: C  
Council Tax Band: C  
Total floor area: 171.5 sq.m. (1846 sq.ft.) Approx  
uPVC double glazing  
Tenure : Freehold  
Gas Central Heating

#### 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 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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