



Mill Lane, Old Tupton, Chesterfield, Derbyshire S42 6AF

 2

 2

 1



£175,000

PINEWOOD



Mill Lane Old Tupton Chesterfield Derbyshire S42 6AF

£175,000

**2 bedrooms
2 bathrooms
1 receptions**

- Immaculate Deluxe Two Double Bed Park Home Built 2002
 - Loft Space for Storage
- Gas Central Heating - Bottled Gas - uPVC Double Glazing
 - Panoramic Views over Fields to Rear
- Two Reception Rooms - Spacious Conservatory and Lounge with Feature Fireplace
- Two Bathrooms - Ensuite Shower Room and Modern Bathroom
- Detached Single Garage /Workshop and Block Paved Driveway for Several Cars
 - Modern Kitchen Diner with Integrated Oven, Hob and Extractor
- Utility Room with Space for Washing Machine and Tumble Dryer and Useful Pantry/Store
 - Two Double Bedrooms Both with Built in Wardrobes/Storage



VIEWS, VIEW, VIEWS...Immaculate Two-Bedroom Park Home at Brookfield Park, Old Tupton, Built in 2002.

Situated within the award-winning Brookfield Park residential site for the over 50s, this beautifully presented two-bedroom park home enjoys a peaceful setting with on-site wardens and the rare benefit of pet access.

Positioned in the popular suburb of Old Tupton, the home sits on the fringe of the stunning Peak District National Park, with a wealth of hiking, walking, and cycling routes right on the doorstep. This superb location combines the tranquillity of semi-rural living with convenient access to local amenities and excellent transport links.

The accommodation briefly comprises: an entrance hall with useful storage cupboards leading through to a spacious living room with an attractive electric feature fireplace, open plan to the kitchen diner offering a range of matching wall and base units with roll-top work surfaces, double electric oven, ceramic hob with extractor above, and integrated dishwasher, alongside a separate useful utility room with pantry/store. uPVC French doors from the dining area open into a delightful spacious conservatory, enjoying fabulous panoramic views over the stream and surrounding fields.

The principal double bedroom benefits from fitted wardrobes and a walk-in shower en-suite, while the second double bedroom also includes fitted wardrobes. A well-appointed bathroom with bath, shower, sink unit, and heated towel rail completes the internal layout.

Externally, the property offers a block paved driveway for several cars, and detached single garage/workshop together with an extensive patio and balcony area—perfect for relaxing in the sunshine and taking in the attractive views over field and stream.

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING

ENTRANCE HALL

A welcoming entrance hall accessed via a uPVC door, featuring Karndean flooring and tasteful wallpaper décor. The hall offers excellent storage with three built-in cupboards, setting a practical tone for the home.

LOUNGE

16'11" x 10'7" (5.16 x 3.24)

A bright and welcoming lounge featuring quality Karndean vinyl flooring, an electric fire with surround, tasteful décor with coving, a uPVC box bay window plus an additional window providing ample natural light. The room includes a central heating radiator and flows seamlessly into the kitchen/diner, creating an open-plan living space.

KITCHEN DINER

16'11" x 8'5" (5.16 x 2.59)

A spacious and light-filled kitchen/dining area with Karndean flooring and uPVC sliding doors opening to the conservatory. Fitted with a range of modern white gloss soft-close wall and base units, 1.5 stainless steel sink with mixer tap, Electrolux integrated dishwasher, and a four-ring electric hob with extractor above, high level oven and grill. Dual aspect uPVC windows provide far-reaching views over open fields, while a further uPVC door offers direct access to the rear garden. Two central heating radiators complete this stylish and practical space, ideal for both everyday living and entertaining.

UTILITY ROOM

7'6" x 5'1" (2.31 x 1.57)

A practical and well-presented utility space with Karndean flooring and a uPVC door providing external access. Finished with wallpaper décor and coving, this room also benefits from a Worcester boiler, white gloss storage cabinets, and a useful pantry, offering excellent additional storage and functionality.

CONSERVATORY

8'5" x 8'2" (2.59 x 2.49)

A spacious, brick-built conservatory featuring uPVC windows and a uPVC door leading out to the rear courtyard. This bright and versatile space offers panoramic views over the surrounding fields, making it perfect for relaxing or entertaining.

BEDROOM ONE

12'3" x 9'5" (3.74 x 2.88)

A spacious double bedroom featuring Karndean flooring and a uPVC window that fills the room with natural light. The room includes built-in wardrobes, drawers, and a dressing table, along with a radiator, offering a practical and stylish retreat.

ENSUITE SHOWER ROOM

6'5" x 4'11" (1.98 x 1.51)

A contemporary ensuite featuring Karndean flooring and fully tiled walls. It includes a low-flush WC, ceramic sink with chrome taps set into a vanity unit, and a shower cubicle with enclosure. Finished with coving and a frosted uPVC window, this space combines style and functionality.

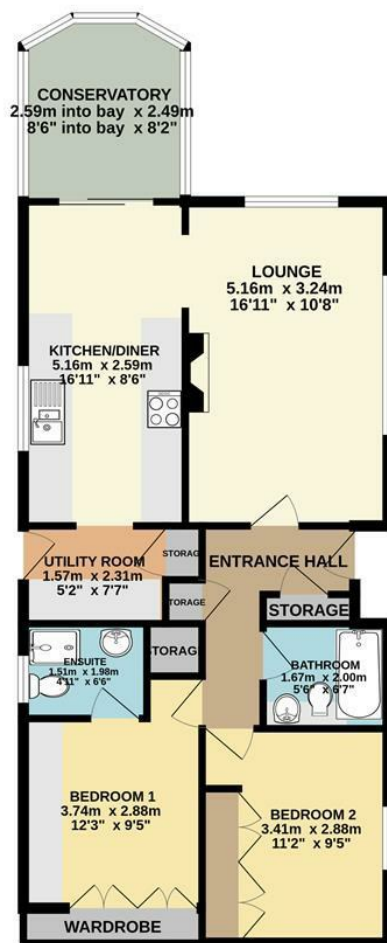
BEDROOM TWO

11'2" x 9'5" (3.41 x 2.88)

A generously sized double bedroom featuring Karndean flooring, a radiator, and a uPVC window flooding the room with natural light. Finished with coving and tasteful wallpaper décor, the room also benefits from built-in wardrobes with side cabinets, providing excellent storage.



GROUND FLOOR
76.4 sq.m. (822 sq.ft.) approx.



TOTAL FLOOR AREA - 76.4 sq.m. (822 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.

Made with Metropix 6/2025

BATHROOM

6'6" x 5'5" (2.00 x 1.67)

A stylish and functional bathroom featuring Karndean flooring and fully tiled walls. It is fitted with a low-flush WC, ceramic sink with chrome mixer tap, and a bath with matching chrome fittings. Additional features include a wall-mounted chrome radiator, shaver socket with light, and a frosted uPVC window for privacy and natural light.

SINGLE GARAGE

20'3" x 10'2" (6.18 x 3.10)

A single detached, brick-built garage/workshop with an up-and-over door, complete with lighting and power, providing versatile space for parking, hobbies, or additional storage.

EXTERIOR

The property is approached via a block-paved driveway with ample parking for several vehicles, leading to a single detached garage/workshop. The front is enhanced with well-maintained planted flower beds. To the rear, a paved, tiered garden offers panoramic views over open fields, a balcony seating area, a lockable store, and space for a clothes line, creating a versatile outdoor space for relaxation and entertaining.

GENERAL INFORMATION

COUNCIL TAX BAND - A - NEDDC

TENURE - LEASEHOLD - from 2002 - no end date

TOTAL FLOOR AREA - 822.00 SQ FT / 76.4 SQ M

GAS CENTRAL HEATING (GAS BOTTLES)

UPVC DOUBLE GLAZING

LOFT SPACE

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

PINEWOOD



ESTAS
WINNER



CHESTERFIELD
HIGH STREET
AWARDS
WINNER

