



Netherthorpe, Staveley, Chesterfield, Derbyshire S43 3PU

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EPC

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£160,000

PINEWOOD



Netherthorpe Staveley Chesterfield Derbyshire S43 3PU

£160,000

**2 bedrooms
1 bathrooms
1 receptions**

- Charming 2-bedroom cottage - ideal for the first time buyer or investor
 - Cosy reception room
 - Modern bathroom
 - Lovely garden space
 - Located in Netherthorpe
 - Close to local amenities
 - Easy access to transport
 - Ideal for small families
 - Perfect for first-time buyers
- Freehold - Council Tax Band: B - New boiler fitted 2024



IDEAL FOR FIRST TIME BUYERS OR INVESTORS (Potential 6.2% Gross Yield)

Nestled in the charming area of Netherthorpe, Staveley, this delightful cottage offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The cottage features a well-appointed bathroom, ensuring convenience and privacy for its residents. The property also benefits from parking for one vehicle, a valuable asset in this quaint neighbourhood.

Surrounded by the picturesque scenery of Staveley, this home is not only a place to live but a lifestyle choice, offering a sense of community and tranquillity. Whether you are looking to enjoy leisurely walks in the countryside or the convenience of local amenities, this cottage is perfectly situated to meet your needs.

This property presents an excellent opportunity for those seeking a charming home in a desirable location. Do not miss the chance to make this lovely cottage your own.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

Kitchen

7'6 x 16'2 (2.28m x 4.92m)

This charming kitchen offers a bright and practical space, featuring wooden cabinetry and a black countertop with integrated appliances including a washing machine and oven. The light wood flooring complements the natural light from the window, while the wooden door adds a touch of character. A breakfast bar with two modern stools provides a casual dining option, making this kitchen both functional and welcoming.

Lounge

9'2 x 15' (2.80m x 4.56m)

The lounge is a cosy and inviting room with timber-effect flooring and white walls, enhanced by natural light streaming through its windows. Furnished with plush seating and tasteful wooden shelving, the space feels warm yet spacious, ideal for relaxing or entertaining. A feature lamp and subtle wall lights add to the comfortable ambience, while a staircase leads neatly from this room to the upper floor.

Landing

This landing area at the top of the stairs serves as a central point giving access to the bedrooms, study, and bathroom. It features wooden flooring and a simple design that emphasises functionality and space, with a wooden balustrade adding a classic touch to the staircase.

Bathroom

7'8 x 5'9 (2.34m x 1.74m)

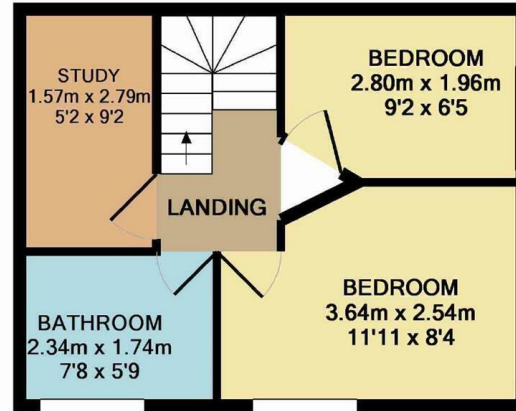
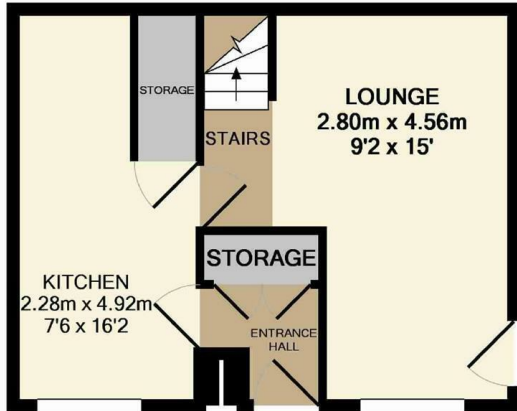
A well-equipped bathroom fitted with a bath and shower unit, pedestal wash basin, and WC, all arranged neatly within white tiled walls. The room benefits from a window that helps to bring in natural light, maintaining a bright and fresh atmosphere. The warm wood flooring adds a homely feel to this practical space.

Study

5'2 x 9'2 (1.57m x 2.79m)

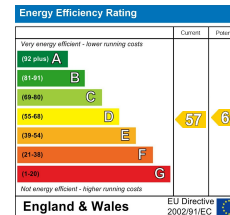
This versatile study room features wooden flooring and white walls, with a wooden door. The room's simple design provides a quiet and comfortable environment, making it ideal for focused work or as a small guest room.





TOTAL APPROX. FLOOR AREA 52.4 SQ.M. (564 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom 1

11'11 x 8'4 (3.64m x 2.54m)

This bedroom is a bright and welcoming space with timber flooring and white walls, complemented by exposed timber beams that add character and warmth. The double bed is positioned to make the most of the natural light from the window overlooking the surroundings. The room provides a peaceful retreat with a simple yet charming aesthetic.

Bedroom 2

9'2 x 6'5 (2.80m x 1.96m)

A second bedroom offers a smaller, neat space with timber-effect flooring and white walls and a large wall mirror that helps to enhance the sense of space.. The window lets in natural light to create a pleasant atmosphere, while the room's layout is simple and versatile, ideal for a single bed or use as a guest room or nursery.

General Information

Tenure - Freehold

Total Floor Area 52.4 sq m / 564 sq ft

Council Tax Band B - Chesterfield Borough Council

Gas Central Heating - New boiler fitted in 2024

uPVC Double Glazing

EPC Rated - TBC

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.

Reservation Agreement

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.

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