



Craggon Drive, New Whittington, Chesterfield, Derbyshire S43 2QA

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£160,000

PINEWOOD





# Craggon Drive New Whittington Chesterfield Derbyshire S43 2QA

## £160,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- West Facing - Well Maintained Enclosed Rear Landscaped Tiered Garden - Perfect for the Sunsets
  - Ideal Starter Home, Investment or Those Looking to Downsize
- Gas Central Heating - uPC Double Glazing - Council Tax Band A - Freehold
  - Driveway Parking for Two Cars
- Sleek Breakfast Kitchen with Doors Leading out to the Rear Garden - Perfect For Entertaining
- Built in Wardrobes to Bedroom One - Second Double Bedroom with Built in Cupboard
  - Sleek modern Bathroom with White Suite and Shower Over Bath
- Head of a Quiet Cul De Sac Village Location - Views to the Front of the Property
- Close to all the Nearby Towns of Chesterfield, Dronfield, Staveley and Eckington
  - Immaculately Presented Home - Viewings Recommended - Just Move in!







## BEAUTIFULLY PRESENTED HOME - IDEAL FOR THE FIRST TIME BUYER - INVESTOR OR THOSE LOOKING TO DOWNSIZE

A fantastic opportunity to acquire this beautifully presented two-bedroom semi-detached home, ideally situated in a peaceful cul-de-sac location in the village of New Whittington.

Offering an excellent choice for first-time buyers, downsizers, or investors, the property enjoys a convenient position within easy reach of local amenities and the town centres of Eckington, Staveley, Chesterfield and Dronfield, also close to the main commuter routes and M1 motorway access.

The accommodation is tastefully decorated throughout and features a spacious box bay-fronted lounge, along with a modern kitchen with space for a dining table, integrated dishwasher, oven, hob and extractor space for a tall fridge freezer and space/plumbing for a washing machine.

Upstairs has a double bedroom with built in wardrobes and a generous second bedroom with built in cupboard. The bathroom offers a stylish retreat with white suite and shower over bath.

Externally, the property benefits from a private driveway providing off-street parking for two cars, land to the side with space for a shed/store and a well-maintained, enclosed rear landscaped tiered easy to maintain garden which offers a peaceful retreat, with a neatly landscaped setting that provides the perfect backdrop for al fresco dining, morning coffee, or weekend gardening.

This delightful home is ready to move into and offers a harmonious blend of comfort, style, and convenience. Early viewing is highly recommended to fully appreciate all that this property has to offer.

### LOUNGE

12'4" x 9'2" (3.77 x 2.80)

A light-filled lounge featuring attractive wood-effect laminate flooring and a charming box bay uPVC window that enhances the natural light. The room is tastefully decorated in neutral tones and includes a wall-mounted radiator for comfort. This stylish yet cosy space offers the perfect setting for relaxation and entertaining, stairs rise to the first floor.

### KITCHEN DINER

12'4" x 11'10" (3.77 x 3.62)

This well-appointed kitchen/diner features stylish wood-effect laminate flooring and a contemporary laminated worktop. Equipped with a CDA electric hob and built-in oven, the kitchen also includes an integrated dishwasher for added convenience. There's ample space for a dining table, as well as designated space and plumbing for a washing machine and a tall fridge/freezer. A modern composite entrance door, along with uPVC window and French doors, allows plenty of natural light to fill the room. Finished with a wall-mounted radiator, this space is both functional and inviting—ideal for everyday family living and entertaining.

### STAIRS AND LANDING

Neutrally decorated with a clean, modern finish, the stairs and landing area benefit from inset spotlights and a uPVC window providing natural light. Additional features include loft access for convenient storage and a wall-mounted radiator for added warmth.

### BEDROOM ONE

12'5" x 9'0" (3.80 x 2.75)

A spacious front-facing double bedroom featuring plush fitted carpet, a uPVC window allowing for plenty of natural light, and a wall-mounted radiator. The room also benefits from built-in wardrobes, offering excellent storage solutions while maintaining a clean, uncluttered feel.

### BEDROOM TWO

8'1" x 7'6" (2.48 x 2.30)

A well-proportioned rear-facing bedroom with fitted carpet, a uPVC window providing natural light, and a wall-mounted radiator. The room also benefits from a built-in storage cupboard, making it a practical and comfortable space ideal for a bedroom, guest room, or home office.

### BATHROOM

6'0" x 5'4" (1.83 x 1.65)

This contemporary bathroom features laminate flooring and part-tiled walls for a sleek, low-maintenance finish. It includes a panelled bath with a glass screen and a stylish rain head shower, along with a low flush WC and a ceramic sink with chrome mixer tap. Inset spotlights provide modern lighting, while a frosted uPVC window offers privacy and natural light.

### EXTERIOR

#### Front Exterior

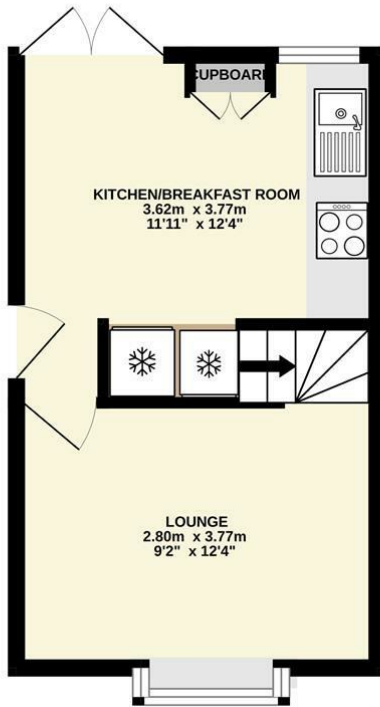
The property benefits from a private driveway providing off-road parking for two vehicles, offering both convenience and practicality.

#### Rear Garden

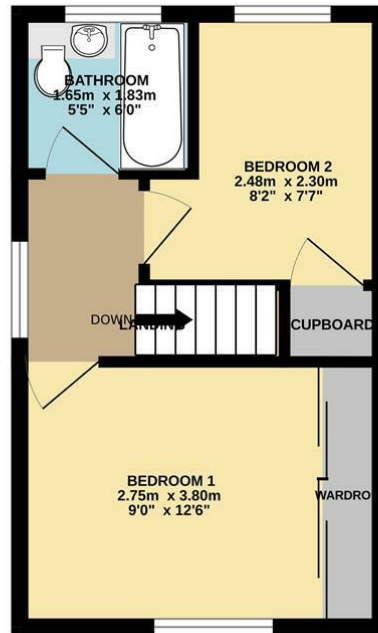
The rear features a tiered garden, thoughtfully designed with a combination of decked seating areas and a well-maintained lawn—ideal for outdoor entertaining, relaxing, or family enjoyment



GROUND FLOOR  
24.5 sq.m. (263 sq.ft.) approx.

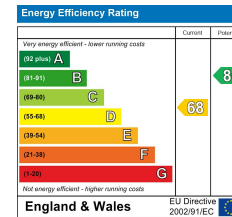


1ST FLOOR  
24.0 sq.m. (258 sq.ft.) approx.



TOTAL FLOOR AREA : 48.5 sq.m. (522 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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#### GENERAL INFORMATION

Gas Central Heating  
Tenure: Freehold  
Council Tax Band A  
Total Floor Area - 522.00 sq ft / 48.5 sq m  
uPVC Double Glazing

#### RESERVATION AGREEMENT MAY BE 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 a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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