



Shakespeare Street, Holmewood, Chesterfield, Derbyshire S42 5TP

3 1 2 EPC F

£120,000

PINEWOOD



Shakespeare Street Holmewood Chesterfield Derbyshire S42 5TP

£120,000

**3 bedrooms
1 bathrooms
2 receptions**

- NO CHAIN - FULL RENOVATION REQUIRED
 - THROUGH LOUNGE DINER
- FRONT GARDEN PROVIDES POTENTIAL FOR DRIVEWAY PARKING
- GENEROUS REAR GARDEN ROOM (IDEAL TO EXTEND TO THE REAR)
- ENCLOSED REAR EASILY MAINTAINED GARDEN OVERLOOKING TREES
 - SEPERATE WC AND WET ROOM ON THE 1ST FLOOR
- ON STREET PARKING IS AVAILABLE ON THE ROAD TO THE FRONT OF THE PROPERTY
 - TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
- EASY ACCESS TO THE MAIN COMMUTER ROUTES AND M1 JUNCT 29
- CLOSE TO THE VILLAGE AMENITIES AND FIVE PITS TRAIL FOR WALKS



* NON STANDARD CONSTRUCTION * NO CHAIN – FULL RENOVATION OPPORTUNITY – POPULAR RESIDENTIAL LOCATION

Located on a well-regarded residential estate within easy reach of local village amenities in Holmewood, reputable schools, and excellent transport links — including the M1 motorway (Junction 29) — this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to put their own stamp on a property.

Requiring full renovation throughout, the property offers a spacious layout and excellent potential to modernise and extend (subject to planning permission). The accommodation includes an entrance porch, hallway, kitchen, through lounge diner, separate WC and wet room to the first floor, two generous double bedrooms, and a further single bedroom — ideal for families, investors, or those looking for a project in a desirable area.

To the front, the enclosed garden offers potential for conversion to driveway parking (subject to the necessary approvals), while on-street parking is available directly in front of the property. The generous rear garden is easily maintained, fully enclosed, and overlooks mature trees, providing both privacy and tranquillity. There's also a rear garden room which offers excellent potential for a rear extension or further living space.

Nature lovers will appreciate the proximity to the Five Pits Trail, perfect for walking and cycling, while commuters benefit from easy access to main routes and the nearby M1.

This is a fantastic opportunity to acquire a home in a sought-after location with bags of potential and no onward chain.

ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring vinyl flooring and a useful under-stairs storage cupboard. Carpeted stairs lead to the first-floor landing, which includes a uPVC window, radiator, and loft access—combining practicality with a comfortable layout.

LOUNGE

12'8" x 11'9" (3.87 x 3.60)

A spacious lounge opening into the dining area, featuring laminate flooring and a uPVC window that fills the space with natural light. The room has a traditional fireplace with a coal fire, adding, along with wallpapered décor and a radiator.

DINING ROOM

10'4" x 8'7" (3.15 x 2.62)

Featuring laminate flooring and a full-length uPVC window that floods the room with natural light. The area is finished with wallpapered décor.

KITCHEN

8'10" x 8'6" (2.71 x 2.60)

Featuring tiled flooring and fully tiled walls, The space includes a uPVC window, breakfast bar, and radiator for comfort. Laminate worktops, a stainless steel sink with mixer tap, while a range of wall and base units offer ample storage.

WET ROOM

5'6" x 5'6" (1.70 x 1.69)

A practical and stylish wet room comprising a walk-in shower area, pedestal hand basin with chrome taps, and part-tiled walls. The space also benefits from a frosted uPVC window for natural light, along with an extractor fan for ventilation.

SEPERATE WC

5'8" x 2'7" (1.74 x 0.8)

A conveniently located cloakroom featuring a low flush WC, fully tiled walls, and wood-effect laminate flooring. A frosted uPVC window provides natural light and ventilation.

BEDROOM ONE

12'11" x 11'9" (3.96 x 3.60)

A generously sized double bedroom featuring a combination of painted and wallpapered décor, vinyl flooring, and a uPVC window offering natural light. The room also benefits from a built-in cupboard housing the hot water tank and a radiator for added comfort

BEDROOM TWO

12'11" x 9'0" (3.96 x 2.76)

A rear-facing double bedroom featuring wood-effect laminate flooring, a radiator, and a uPVC window providing plenty of natural light. Finished with decorative wallpaper, the room offers a comfortable and stylish space.

BEDROOM THREE

8'8" x 8'2" (2.66 x 2.50)

A well-proportioned single bedroom featuring vinyl flooring and decorative wallpaper. A uPVC window allows for natural light, while a radiator ensures year-round comfort—ideal as a bedroom, nursery, or home office.

GARDEN ROOM

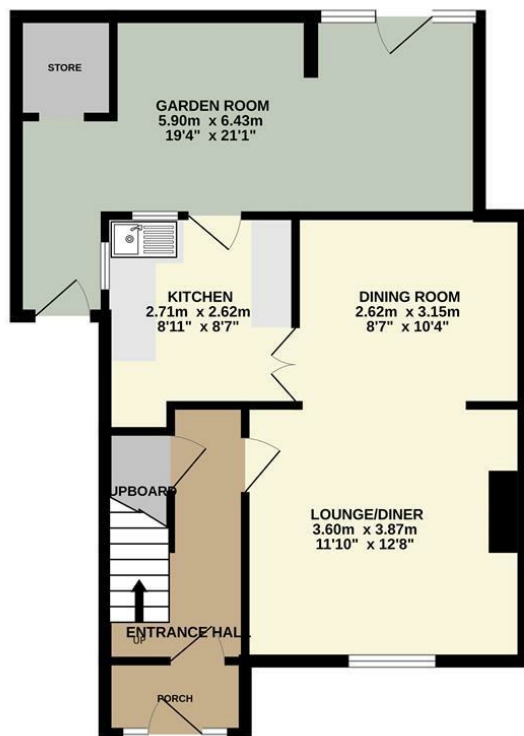
21'1" x 19'4" (6.43 x 5.90)

A versatile brick-built extension featuring two uPVC windows and a uPVC door providing direct access to the rear garden. The space benefits from a radiator, a corrugated roof, and a convenient outdoor water tap—ideal for additional living space, utility use, or garden access.



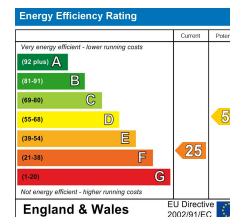
GROUND FLOOR
56.9 sq.m. (612 sq.ft.) approx.

1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 92.9 sq.m. (1000 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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EXTERIOR AND GARDEN

The enclosed rear courtyard offers a private and tranquil setting, backing onto mature trees for added privacy and natural beauty. To the front, the courtyard provides potential for driveway parking, enhancing convenience and accessibility.

GENERAL INFORMATION

Tenure - Freehold
Total Floor Area - 92.9 sq m / 1000 sq ft
EPC Rating F
uPVC Double Glazing
Solid Fuel Heating
Non standard construction

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 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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