



South Street North, New Whittington, Chesterfield, Derbyshire S43 2AA

 3

 1

 2

 EPC

£125,000

PINEWOOD



South Street North New Whittington Chesterfield Derbyshire S43 2AA

£125,000

**3 bedrooms
1 bathrooms
2 receptions**

- Three double Bedrooms - Versatile Accommodation Set over Three Floors
 - Scope for Modernisation - Ideal Investment or First Home
- On Street Parking Available to the Front of the Property - Off Road Parking to the Rear
 - Ground Floor Bathroom with White Suite and Shower over Bath
 - Lounge with Feature Fireplace
- Spacious Kitchen with Integrated Fridge, Freezer, Dishwasher, Oven, Hob and Extractor - Space for table and Useful Pantry/Store
- Extensive Plot to Rear - Enclosed Courtyard with Dog Kennel and Further Garden
- Gas Central Heating - New Combi Boiler fitted 2022 - Council Tax Band A - Freehold
 - Burglar Alarm Fitted - uPVC Double Glazing
- Popular Residential Estate - Close to all the Village Amenities - Short drive to Chesterfield, Eckington and Staveley



OFF ROAD PARKING TO THE REAR.....Nestled in the charming village of New Whittington, this delightful three bed end-terrace house on South Street North offers a wonderful opportunity for both first-time buyers and investors alike. With three generously sized double bedrooms, this property provides ample space for families or those seeking room to grow. The versatile accommodation is spread over three floors, ensuring a comfortable living experience.

Upon entering, you are welcomed into a spacious lounge featuring a lovely fireplace, perfect for cosy evenings. The ground floor also boasts a well-appointed bathroom, complete with a white suite and a shower over the bath, catering to all your daily needs. The heart of the home is the expansive kitchen, which comes equipped with modern integrated appliances, including a fridge, freezer, dishwasher, oven, hob, and extractor.

There is also space for a dining table, making it an ideal spot for family meals or entertaining guests. A useful pantry/store adds to the practicality.

The property benefits from uPVC double glazing throughout, ensuring warmth and energy efficiency, while gas central heating, with a new combi boiler fitted in 2022, provides comfort during the colder months. The extensive plot to the rear features parking space, enclosed courtyard, complete with a dog kennel, and a further enclosed garden, perfect for outdoor activities or simply enjoying the fresh air.

Situated in a popular residential estate, this home is conveniently located close to village amenities and is just a short drive from Chesterfield, Eckington, and Staveley. On-street parking is available at the front of the property, adding to the convenience of this lovely home. With scope for modernisation, this property presents an exciting opportunity to create your dream home. Council Tax Band A and freehold status further enhance its appeal. Don't miss out on this fantastic opportunity.

*Video Tour Available - Take a Look Around!

LOUNGE

14'10" x 11'6" (4.53 x 3.52)

Spacious and inviting lounge featuring carpeted flooring and wallpapered décor. A gas fire provides a cosy focal point, complemented by a uPVC window and uPVC door allowing natural light. Additional features include coving and a built-in storage cupboard.

KITCHEN DINER

12'2" x 11'2" (3.72 x 3.42)

A farmhouse-style kitchen featuring wood-effect vinyl flooring and laminated worktops with tiled surrounds. Fitted with a range of wall and base units, including drawers, it offers space for a table, pantry/store, and provisions for a washing machine.

Appliances include an oven, 4-ring gas hob, and extractor. Additional features include a 1.5 bowl sink with chrome mixer tap, radiator, and uPVC window providing natural light.

REAR PORCH

6'9" x 3'1" (2.08 x 0.96)

Practical rear porch featuring wood-effect laminate flooring, wallpapered décor, and a uPVC window allowing natural light. Provides access to the rear garden and stairs leading to the first floor.

GROUND FLOOR BATHROOM

6'2" x 6'1" (1.90 x 1.86)

The ground floor bathroom is fitted with a cistern WC, pedestal sink with chrome taps, and a bath with electric shower over. Finished with wood-effect laminate flooring, painted décor, and partially tiled walls. Additional features include a radiator and a uPVC frosted window.

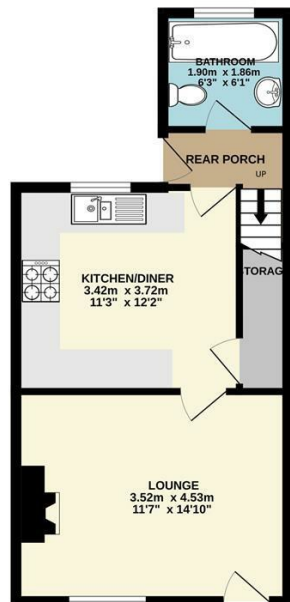
BEDROOM ONE

14'10" x 11'5" (4.53 x 3.48)

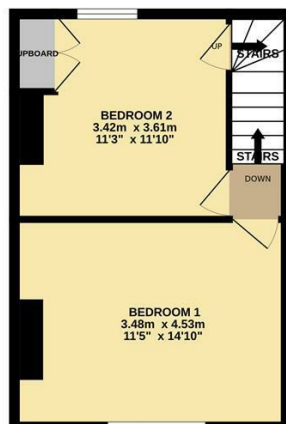
Front-facing double bedroom featuring carpeted flooring, wallpapered décor, and a uPVC window. Finished with coving for a decorative touch.



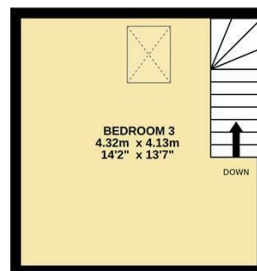
GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR
30.5 sq.m. (328 sq.ft.) approx.



2ND FLOOR
17.9 sq.m. (192 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (918 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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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	

BEDROOM TWO

11'10" x 11'2" (3.61 x 3.42)

Rear-facing double bedroom featuring carpeted flooring, painted décor, and a uPVC window. Includes a built-in storage cupboard and a radiator.

BEDROOM THREE (2ND FLOOR)

14'2" x 13'6" (4.32 x 4.13)

Accessed via stairs from Bedroom Two, this double bedroom features wallpapered décor and a wooden skylight window providing natural light.

EXTERIOR

To the rear is an enclosed courtyard featuring a dog kennel, with gated access over the shared rear road with space for a vehicle, leading to an additional garden area. The front is set back from the road via a courtyard, with on-street parking available.

GENERAL INFORMATION

Total Floor Area - 918.00 sq ft / 85.3 sq m

Council Tax Band A - Chesterfield Borough Council

EPC Rated - TBC

Gas Central Heating - New Combi Boiler fitted 2022

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 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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