



Station New Road, Old Tupton, Chesterfield, Derbyshire S42 6DD

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£225,000

PINEWOOD





# Station New Road Old Tupton Chesterfield Derbyshire S42 6DD

**£225,000**

**3 bedrooms  
1 bathrooms  
2 receptions**

- Extended into the Loft Space - Fantastic Area with Plenty of Eaves Storage
- NAIL/BEAUTY SALON - Garage has been Converted into Nail/Beauty Salon with WC
- Block Paved Driveway for Several Cars, Single Garage and Additional Hard Standing For Caravan/Motorhome
  - Gas Central Heating - uPVC Double Glazing - Council Tax Band B
- South Facing Rear Enclosed Easy to Maintain Garden - Views over School Playing Fields
- Situated on a Quiet Side Road - Close to the Well Regarded Tupton Hall Secondary School - Also Close to Tupton Primary School
- Easy Access to the M1 Motorway, Main Commuter and Bus Routes and Towns of Clay Cross and Chesterfield
  - Spacious Conservatory to Rear
- Luxurious Family Bathroom with White Suite and Shower over Bath







Pinewood Properties are delighted to offer this extended two/three-bedroom semi-detached family home, located on a quiet side road in the sought-after village of New Tupton.

This versatile property benefits from a NAIL/BEAUTY SALON WITH WC providing excellent potential for a home business. Ideally positioned close to village amenities, towns of Clay Cross and Chesterfield, with excellent commuter links and easy access to the M1 motorway and situated a two-minute walk from the well-regarded Tupton Hall School and Tupton Primary School.

The accommodation includes a spacious lounge/diner with feature gas fire, the kitchen features shaker-style units and integrated appliances including a four-ring electric hob, high-level oven, separate grill, with space and plumbing for a washing machine, dishwasher, and American-style fridge freezer. UPVC French doors lead from the kitchen onto the rear garden.

A generous conservatory to the rear provides additional versatile living space with UPVC French doors offering private access to the garden. The ground floor also benefits from a practical WC. Upstairs are two double bedrooms and a third bedroom adapted to accommodate stairs leading to the extended loft room. Bedroom one features built-in wardrobes/storage. Bedroom two overlooks the rear garden and school fields.

The family bathroom is fully tiled with a white suite comprising a panelled bath with shower over. The loft space has been cleverly extended to create a spacious, versatile room with ample eaves storage, ideal as a home office, gym or occasional room.

Externally, the south-facing rear garden is fully enclosed overlooking school fields, easy to maintain, and features a decked cat gym area with protective mesh, patio, and astro turf. There is a wooden den/shed with lighting and power and a separate wooden gym structure fitted with heating, lighting, and power, suitable for use all year round. A block-paved driveway to the front provides parking for several cars

#### ENTRANCE HALL/STAIRS AND LANDING

The entrance hall features white wood-effect laminate flooring, painted décor, and a radiator, creating a bright and welcoming first impression. It includes UPVC glazed panels alongside the entrance door, a UPVC window allowing natural light to flow in, and a built-in storage cupboard for added convenience. Stairs lead to the first floor, completing this practical and inviting entrance space.

#### WC TO NAIL/BEAUTY SALON

5'3" x 3'10" (1.61 x 1.19)

A well-presented ground floor WC, featuring wood-effect laminate flooring, part-tiled walls, and neutral painted décor. Fitted with a modern low flush WC and a vanity unit with chrome mixer tap for a sleek finish. The room also houses the combi boiler, with space for maintenance access.

#### NAIL/BEAUTY SALON

14'3" x 6'11" (4.35 x 2.13)

A versatile salon space featuring wood-effect laminate flooring and neutral painted décor, with UPVC French doors providing a private entrance—ideal for home-based businesses or flexible use. The room also benefits from a radiator for year-round comfort and a built-in storage cupboard for added practicality.

#### LOUNGE DINER

25'10" x 10'8" (7.89 x 3.26)

A spacious lounge/diner featuring a large UPVC window allowing for plenty of natural light, neutral painted décor and decorative coving. The room also benefits from a central gas fire, creating a cosy focal point, and two radiators for year-round comfort—an ideal space for both relaxing and entertaining.

#### KITCHEN

15'10" x 10'4" (4.84 x 3.15)

A well-equipped kitchen featuring white wood-effect laminate flooring, neutral painted décor, and a UPVC window alongside UPVC French doors that open onto the rear garden, allowing for excellent natural light and easy outdoor access. The kitchen is fitted with a range of shaker-style wall and base units, complemented by laminated worktops, tiled splashbacks, and under-unit lighting for a modern and practical finish. Appliances include a four-ring electric hob, high-level oven, and separate grill. There is also space and plumbing for a washing machine, space for a dishwasher, and space for an American-style fridge freezer. A stainless steel round sink with chrome mixer tap sits beneath the window, and a radiator provides additional comfort.

#### CONSERVATORY

16'8" x 8'9" (5.10 x 2.68)

A brick-built conservatory offering a versatile additional living space, finished with wood-effect laminate flooring, neutral painted décor, and UPVC windows providing excellent natural light. A radiator ensures the room can be enjoyed comfortably all year round—ideal as a dining area, sitting room, or home office.

#### BEDROOM ONE

13'5" x 12'0" (4.10 x 3.67)

A spacious front-facing double bedroom, featuring built-in wardrobes, a matching dressing table, and overhead storage cupboards, offering excellent storage solutions. The room is finished with neutral painted décor, carpeted flooring, a radiator, and a UPVC window allowing for plenty of natural light.



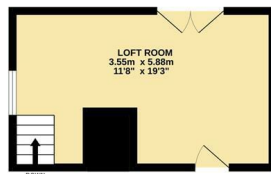
GROUND FLOOR  
78.0 sq.m. (840 sq.ft.) approx.



1ST FLOOR  
45.8 sq.m. (493 sq.ft.) approx.

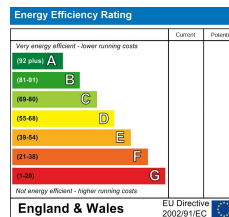


2ND FLOOR  
19.6 sq.m. (210 sq.ft.) approx.



TOTAL FLOOR AREA: 143.4 sq.m. (1543 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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## BEDROOM TWO

11'7" x 10'10" (3.54 x 3.32)

A well-proportioned double bedroom located at the rear of the property, enjoying pleasant views over the neighbouring school fields. Finished with neutral painted décor, carpeted flooring, a radiator, and a UPVC window providing natural light.

## LOFT ROOM

19'3" x 11'7" (5.88 x 3.55)

A spacious versatile loft room featuring a UPVC window that brings in natural light, carpeted flooring, and neutral painted décor complemented by a stylish feature wallpapered wall. The room also benefits from ample eaves storage, making it both practical and inviting.

## FAMILY BATHROOM

8'5" x 7'10" (2.58 x 2.40)

A stylish and fully tiled family bathroom, benefiting from a dual aspect with UPVC windows providing excellent natural light. The suite includes a modern low flush WC, a pedestal basin with chrome mixer tap, and a panelled bath also fitted with a chrome mixer tap. Additional features include inset spotlights and a sleek chrome wall-mounted radiator, adding both functionality and a contemporary touch.

## EXTERIOR AND GARDENS

The south-facing rear garden is a fantastic outdoor space, enjoying an open aspect backing onto school playing fields—offering both privacy and a pleasant green outlook. A decked cat gym area, enclosed with mesh, leads out to a fully enclosed garden designed for low maintenance, featuring a combination of patio and astro turf, perfect for relaxing or entertaining. To the rear, there is a wooden den/shed offering excellent storage space and benefitting from lighting and power, ideal for a workshop or hobby use. A separate wooden gym structure is also included, fitted with UPVC windows and door, as well as heating, lighting, and power, making it suitable for year-round use as a gym, studio, or garden office. To the front is a block paved driveway for several cars and additional hard standing for a motorhome/caravan.

## GENERAL INFORMATION

Tenure - Freehold  
Total Floor Area - 1543.00 sq ft / 143.4 sq m  
Council Tax Band B - NEDDC  
Gas Central Heating - Combi Boiler  
uPVC Double Glazing

## 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 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.

## INNER HALL/STAIR TO LOFT ROOM

What was bedroom three has been adapted to accommodate the stairs leading to the loft room, featuring wood-effect flooring, two built-in storage cupboards, a wall-mounted radiator, and a UPVC window that fills the space with natural light.

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