



Newbridge Lane, Old Whittington, Chesterfield, Derbyshire S41 9JQ

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Guide Price £200,000

PINEWOOD



**Newbridge Lane
Old Whittington
Chesterfield
Derbyshire
S41 9JQ**



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**3 bedrooms
1 bathrooms
2 receptions**

- CHAIN FREE - PANORAMIC FAR REACHING VIEWS TOWARDS THE CROOKED SPIRE TO THE REAR
- GENEROUS CORNER PLOT WITH POTENTIAL FOR EXTENDING (STPP) - GARDENS TO FRONT SIDE AND REAR
 - DRIVEWAY PARKING FOR TWO CARS AND SINGLE DETACHED GARAGE
- STUNNING UPGRADED BATHROOM WITH WHITE SUITE, SHAPED BATH AND SHOWER OVER
- TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM - SPACE FOR WARDROBES TO PRINCIPAL BEDROOM
 - SPACIOUS AND INVITING LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM WITH SLIDING DOORS TO THE REAR GARDEN - OPEN PLAN TO THE KITCHEN
- POTENTIAL TO UPGRADE THE KITCHEN AND OPEN UP THE DINING ROOM AND LOUNGE TO MAKE AN OPEN PLAN L-SHAPED SPACE
- LOCATED IN A VILLAGE SETTING WITH ACCESS TO THE LOCAL AMENITIES, SHORT DRIVE TO THE TOWNS OF CHESTERFIELD, DRONFIELD AND MAIN COMMUTER ROUTES TO SHEFFIELD
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - EPC RATED D - COUNCIL TAX BAND B



FAR REACHING VIEWS TO THE REAR TOWARDS THE CROOKED SPIRE....Occupying a sought-after and larger than average corner plot with gardens to three sides, this superb three bedroom semi-detached home in Old Whittington is offered to the market with NO ONWARD CHAIN. Well presented throughout, the property provides exciting further potential to extend and re model, subject to the necessary planning permissions, making it an excellent opportunity for growing families or buyers looking to add value.

The accommodation briefly comprises an inviting entrance hall leading to a comfortable lounge featuring an attractive fireplace. A further door opens into the kitchen, which in turn provides access to the side porch and archway leading to the separate dining room with sliding doors to the rear garden, creating a practical and versatile ground floor layout, with potential for opening up to make this one open plan L-shaped space perfect for entertaining.

To the first floor are three well-proportioned bedrooms, two double and one single, space for wardrobes to the principal bedroom and a stunning upgraded family bathroom with shaped bath with shower over.

Externally, the property stands within well-maintained gardens to three sides, offering generous outdoor space and superb scope for future development. With lawns, shed, raised patio seating area with views. A driveway to the rear provides off-road parking for two cars and leads to a detached single garage.

Situated within this popular residential area in the village of Old Whittington, this home is conveniently placed for local amenities, schools, well served by public transport links, and ideally positioned for access to the M1 motorway and main commuter routes. Chesterfield, Dronfield and Sheffield are easily accessible, making this a fantastic opportunity in a highly regarded location.

Video Tour - Take a Look Around

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING

ENTRANCE HALLWAY/STAIRS AND LANDING

The entrance hall welcomes you with a composite front door and UPVC window, allowing natural light to fill the space. A soft carpet underfoot, painted décor, with a radiator providing additional comfort. Stairs lead to the landing, which features a further UPVC window, loft access, and a built-in storage cupboard, offering practical and versatile space for everyday living.

LOUNGE

14'2" x 12'7" (4.34 x 3.84)

Step into this inviting lounge, where a soft carpet and painted walls create a bright and welcoming ambience. Natural light streams through the UPVC window, with a UPVC bevelled window which offers light from the dining area. A sophisticated electric fire set within a classic surround provides a warm focal point, complemented by a discreet radiator for year-round comfort.

DINING ROOM

11'6" x 7'10" (3.52 x 2.41)

The dining room boasts pleasant rear-facing views and is finished with a soft carpet and painted décor, creating a bright and welcoming space. UPVC sliding doors open effortlessly to the garden area, flooding the room with natural light and offering seamless indoor-outdoor living. A radiator provides year-round comfort, and the room's flexible layout — currently open plan to the kitchen — offers the potential to extend into the lounge, forming an L-shaped entertaining space ideal for modern living.

KITCHEN

11'9" x 7'10" (3.59 x 2.41)

The kitchen features practical tiled-effect vinyl flooring and a mix of painted and part-tiled walls for easy maintenance. A UPVC window fills the space with natural light, while laminated worktops are paired with a combination of wooden drawers, wall and base units, providing ample storage, including a handy pantry/store. The kitchen is fitted with a 1.5 bowl sink with mixer tap, a four-ring electric hob, and a high-level oven, with provisions and plumbing in place for a freestanding dishwasher and washing machine, making it a versatile and functional space for everyday living.

REAR PORCH

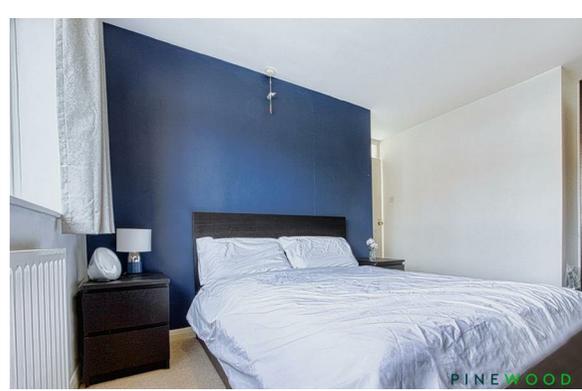
5'0" x 4'5" (1.54 x 1.37)

The rear porch offers a practical side entrance, featuring a tiled floor and uPVC door. UPVC windows allow natural light to fill the space, while a corrugated roof provides shelter and durability. Decorative panelling to the lower walls adds a neat, finished touch, making it a versatile area for storage or everyday use.

BATHROOM

7'10" x 5'8" (2.39 x 1.73)

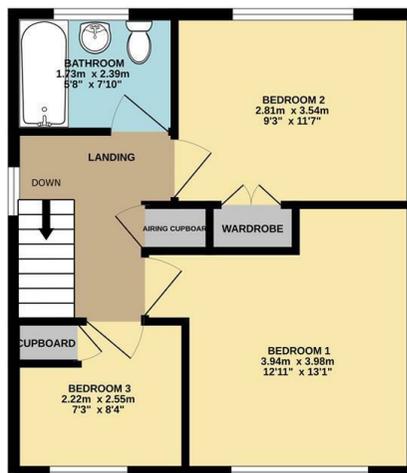
The property boasts a stunning bathroom, refitted in 2023, finished with tiled-effect vinyl flooring and fully tiled walls for a sleek, contemporary feel. A p-shaped bath with a glass screen is complemented by a chrome rain-head shower, while the ceramic sink with chrome mixer tap sits above a glossy vanity unit, providing stylish storage. A low-flush WC, wall-mounted white towel radiator, and brushed stainless inset spotlights complete the look. A UPVC frosted window ensures privacy while allowing natural light to illuminate this luxurious space, and an extractor fan provides added practicality.



GROUND FLOOR
41.1 sq.m. (443 sq.ft.) approx.

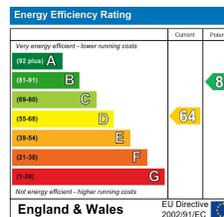


1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 81.2 sq.m. (874 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 ONE

13'0" x 12'11" (3.98 x 3.94)

Bedroom One is a generous double room to the front of the property, featuring a UPVC window that fills the space with natural light. Finished with a soft carpet and painted décor, the room offers a bright and welcoming atmosphere, with space for fitted wardrobes and a radiator providing added comfort.

BEDROOM TWO

11'7" x 9'2" (3.54 x 2.81)

Bedroom Two is a spacious double room to the rear of the property, finished with a soft carpet and painted décor. A UPVC window frames far-reaching views, filling the room with natural light, while a radiator ensures warmth and comfort. There is also a built in wardrobe.

BEDROOM THREE

8'4" x 7'3" (2.55 x 2.22)

Bedroom Three is a charming single room to the front of the property, featuring a UPVC window that allows natural light to fill the space. Finished with a soft carpet and painted décor, the room offers a bright and inviting atmosphere, complemented by a radiator for added comfort.

SINGLE GARAGE

16'1" x 8'2" (4.92 x 2.51)

The property further benefits from a single brick-built detached garage, complete with an up-and-over door, providing secure parking for a vehicle or ideal additional storage space. A rear-facing window allows for natural light, enhancing practicality and usability, and the garage has the added advantage of a newly fitted roof installed in 2025.

EXTERIOR

The property sits on a generous plot with land to the front, side, and rear, offering ample outdoor space. A private driveway to the rear provides parking for two vehicles and leads to a single detached garage. The rear garden features a raised patio seating area with views, a well-maintained lawn, and a garden shed, while gated access to the driveway adds convenience and security.

GENERAL INFORMATION

NEW UPVC Double Glazing fitted 2021

NEW Garage roof fitted 2025

NEW Bathroom fitted 2023

Gas Central Heating - Combi Boiler

EPC Rated D

Total Floor Area 874.00 sq ft / 81.2 sq m

Council Tax Band B - Chesterfield Borough Council

Loft - Pull Down Ladder

Alarm

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.

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