



High Street, New Whittington, Chesterfield, Derbyshire S43 2DX

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Offers In The Region Of
£240,000

PINEWOOD



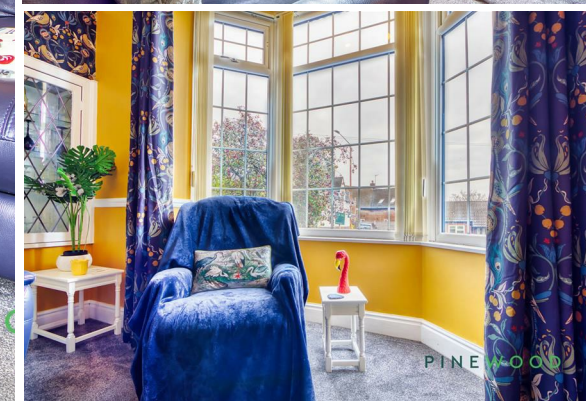
High Street New Whittington Chesterfield Derbyshire S43 2DX



Offers In The Region

4 bedrooms
1 bathrooms
2 receptions

- 4 spacious bedrooms - 1 modern bathroom
- 2 cosy reception rooms - Impressive Living Room and Dining Room - Versatile Spaces
- Open Plan Kitchen and Dining Room, Perfect for Entertaining Guests or Feeding the Family
 - Semi-detached house - Backs onto Grassland and Wooded areas
 - Located on High Street - Near Chesterfield amenities
 - Viewing recommended - Contact Pinewood Properties to book
 - Close to local schools - - Great School Catchment Area
- Easy access to transport - On a Bus Route (Easy Commuting Without a Car)
 - Ideal family home - Semi-detached house
 - Freehold - Council Tax Band: B





Nestled in a charming area of New Whittington, Chesterfield, this delightful semi-detached house on High Street offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout of the home promotes a warm and welcoming atmosphere, perfect for creating lasting memories with loved ones.

The property features a well-appointed kitchen, ensuring that daily routines are both practical and comfortable, with ample size to feed the family or to entertain guests. The bedrooms are generously sized, allowing for personalisation and the creation of tranquil retreats for rest and relaxation.

Situated in a convenient location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. The surrounding area boasts a friendly neighbourhood feel, with parks and recreational spaces nearby, perfect for outdoor activities.

In summary, this semi-detached house on High Street is a wonderful opportunity for anyone looking to settle in New Whittington. With its spacious living areas, four bedrooms, and a prime location, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

Contact Pinewood Properties for more information or to book a viewing!

Entrance Hall

A welcoming entrance hall featuring traditional panelling and carpeted flooring, providing access to the sitting and dining rooms as well as the stairway to the upper floors. Natural light filters through a patterned glass front door.

Sitting Room

16'7" x 13'0" (5.05m x 3.96m)

The sitting room is a bright and inviting space, centred around a decorative fireplace that adds warmth and charm. It features a striking bay window flooding the room with natural light and offering pleasant views outside.

The walls are painted a vibrant shade, creating a warm and lively atmosphere, complemented by a neutral carpet underfoot.

Dining Room

13'2" x 13'0" (4.02m x 3.96m)

Adjoining the sitting room, the dining room is spacious and bright, with a large window and double doors leading through to the kitchen. The neutral flooring and light wall shades provide a versatile backdrop for dining and entertaining, with an alcove feature that could be used for display or storage.

Kitchen

14'5" x 11'1" (4.39m x 3.37m)

The kitchen is well-proportioned and fitted with a range of light cabinetry and contrasting dark work surfaces, providing ample storage and preparation space. There is a window above the sink that looks out to the garden, and a door leading to a utility room and a separate WC. The flooring is tiled in a dark shade, complementing the contemporary appliances and fittings.

Utility Room/Pantry

6'1" x 2'11" (1.86 x 0.91)

The utility room is a practical space accessed from the kitchen, with white walls and dark tiled flooring. It offers additional storage and space for laundry appliances with a door leading to the outside.

Ground floor WC

6'1" x 4'11" (1.86 x 1.50)

A conveniently located downstairs WC featuring a modern basin set into a vanity unit and a toilet, finished with light walls and dark floor tiles.

Bedroom 2

11'4" x 11'9" (3.47 x 3.60)

Bedroom 2 is a generous double room with pale walls and wood-style flooring, complemented by large built-in wardrobes offering excellent storage. The room benefits from a large window that fills the space with natural light and provides views to the front of the property.

Bedroom 3

12'3" x 11'3" (3.74 x 3.43)

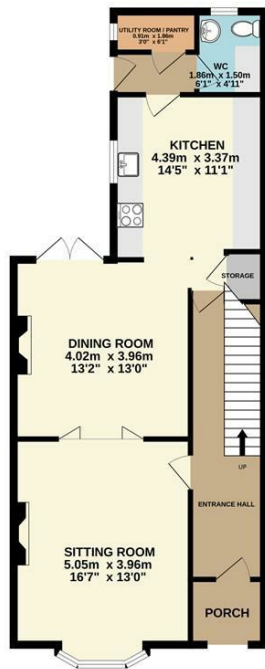
Bedroom 3 is a similarly sized double room with carpeted flooring and neutral walls. It also features a window looking out to the rear garden and a built-in wardrobe providing good storage space.

Bedroom 4/Study

8'6" x 11'1" (2.60m x 3.37m)

Bedroom 4 / Study is a versatile room on the first floor that can be used as a bedroom or a home office. It features a window overlooking the rear garden and neutral walls with carpeted flooring.

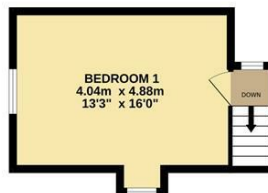
GROUND FLOOR:
67.1 sq.m. (722 sq.ft.) approx.



1ST FLOOR:
58.9 sq.m. (634 sq.ft.) approx.

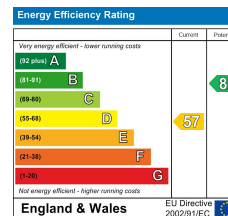


2ND FLOOR:
20.0 sq.m. (215 sq.ft.) approx.



TOTAL FLOOR AREA: 146.0 sq.m. (1572 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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Shower Room

6'4" x 7'8" (1.94m x 2.33m)

The family shower room features a walk-in shower enclosure (fitted 2020) with sliding glass doors, a modern vanity unit with basin, and a toilet. The room is finished with light-coloured walls and flooring and benefits from a window for natural light and ventilation.

Landing

The landing upstairs connects the bedrooms and features a charming oval window that bathes the space in natural light and adds character to the home.

Bedroom 1

13'3" x 16'0" (4.04m x 4.88m)

The top-floor bedroom/loft space is a spacious area with sloping ceilings decorated with floral wallpaper. It benefits from a large window at the far end, allowing plenty of natural light and offering far-reaching views over the surrounding area.

Exterior

The rear garden offers a generous space featuring a paved patio area ideal for outdoor seating and entertaining, which leads down to a well-maintained lawn bordered by fencing. There is also a detached garden shed painted in light blue, providing useful storage. Potential for off road parking

GENERAL INFORMATION

EPC RATED D

TENURE - FREEHOLD

GAS CENTRAL HEATING - Combi Boiler fitted 2024

UPVC DOUBLE GLAZING - New Windows and Doors Fitted 2020

TOTAL FLOOR AREA 1566.00 sq ft / 145.5 sq m

COUNCIL TAX BAND B

Reservation Agreement

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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