



Old Hall Road, Chesterfield, Derbyshire S40 1HG

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£260,000

PINEWOOD



# Old Hall Road

## Chesterfield Derbyshire S40 1HG



### £260,000

**3 bedrooms**  
**1 bathrooms**  
**2 receptions**

- Deceptively Spacious THREE Bedroomed Semi-Detached Edwardian House built circa 1910
  - Driveway Parking for Two Cars To The Front
  - Brookfield School Catchment - Walking Distance to the Amenities on Chatsworth Road
    - New Roof Fitted Approx. 2021 - New Combi Boiler Fitted 2025
- Short Drive into the Peak District, Chesterfield Town Centre, Easy Access to the M1 Motorway Junct 29
  - West Facing Enclosed Rear Garden - Perfect for the Evening Sun! - Log Store and Purpose Built Bar/Seating Pagoda
    - Useful Utility Room and Ground Floor WC/Cloakroom
    - Two Versatile Reception Rooms with Feature Fireplaces
- Modern Kitchen - Integrated Dishwasher, Oven, Hob and Extractor - Space for a Tall Fridge Freezer
  - Landing - Great Space for Reading Area /Office Area



Nestled in the picturesque Old Hall Road in Brampton, Chesterfield, this charming Edwardian semi-detached home, built in 1910, effortlessly combines character with contemporary living. Offering a generous 1,157 square feet of well-appointed accommodation, it is ideal for families or those seeking spacious, versatile living.

The property welcomes you with a porch and entrance hallway, leading into two inviting reception rooms, perfect for entertaining or enjoying quiet family evenings. The heart of the home is a well-equipped kitchen, featuring a good range of units with an integrated oven, hob, and extractor, space for a tall fridge freezer, an integrated dishwasher, and access to a practical utility area with plumbing for a washing machine, plus a convenient WC/cloakroom. The useable cellar adds valuable storage space.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a family bathroom with a white suite and shower over the bath.

Externally, the property benefits from off-road parking for two vehicles on the front driveway and a generous enclosed rear garden, complete with lawn, patio, summerhouse, purpose built bar and shed, offering an ideal space for outdoor living.

Located in a friendly and sought-after area, the home is within easy reach of local amenities, schools, parks, and the popular Chatsworth Road. Excellent transport links provide quick access to Chesterfield town centre, the Peak District, and the M1 motorway.

With its charming period features, spacious layout, and prime location, this delightful semi-detached home offers a wonderful opportunity to create lasting memories in a lovely part of Derbyshire

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

#### PORCH

The welcoming porch features classic red quarry tiled flooring, a secure composite door, traditional panelling, and painted décor to the upper walls, creating an inviting entrance with timeless charm, opening to the hall.

#### ENTRANCE HALL/STAIRS AND LANDING

The entrance hall is both welcoming and practical, featuring a wooden glazed door, tiled flooring, and painted décor complemented by elegant coving. Decorative panelling and a dado rail add period charm, while a radiator provides warmth. Carpeted stairs lead to the first-floor landing, which also offers loft access and a versatile space that could serve as a home office or reading area.

#### RECEPTION ROOM - DINING ROOM

13'5" x 13'2" (4.09 x 4.03)

The dining room exudes character and warmth, with stripped wooden floorboards underfoot and painted décor enhanced by a traditional picture rail. A UPVC window and a frosted UPVC window allow natural light to fill the space, while built-in shelving provides practical storage. At the heart of the room, a built-in log burner creates a cosy focal point, complemented by a radiator for added comfort.

#### RECEPTION ROOM - LOUNGE

13'3" x 13'2" (4.05 x 4.03)

The lounge is a versatile and inviting space, enjoying a dual aspect with two UPVC windows that fill the room with natural light. Carpeted underfoot and finished with painted décor, coving, and a picture rail, it exudes classic charm. A gas fire provides a cosy focal point, while a radiator ensures comfort throughout.

#### KITCHEN

10'11" x 9'3" (3.35 x 2.82)

The kitchen fitted in approx. 2021 is thoughtfully designed with practicality and style in mind, featuring tiled flooring and a UPVC window that fills the space with natural light. Cream shaker-style wall and base units with soft-close drawers are complemented by a solid wood worktop and a stainless steel sink with a brushed stainless mixer tap. Cooking is made easy with a four-ring gas hob, integrated oven, and extractor, while space is available for a tall fridge freezer. A radiator ensures comfort, a composite door provides access to the garden, and an internal door leads to the useful cellar.

#### UTILITY ROOM

9'3" x 7'2" (2.82 x 2.20)

The utility room is both practical and stylish, featuring tiled flooring, painted décor, and a UPVC window that allows natural light to flow in. It is fitted with a stainless steel sink and chrome mixer tap, with space and plumbing provided for a washing machine and tumble dryer, making it an ideal area for household chores.

#### GROUND FLOOR WC/CLOAKROOM

4'5" x 2'9" (1.35 x 0.86)

The ground floor WC/cloakroom is practical and convenient, featuring tiled flooring, painted décor, and a low-flush WC, providing a useful additional facility for family and guests.

#### BATHROOM

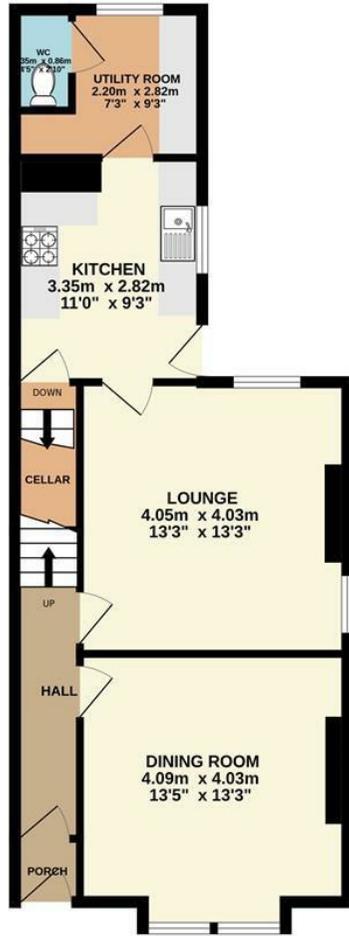
7'0" x 6'2" (2.15 x 1.88)

The family bathroom combines style and functionality, featuring tiled flooring, painted décor, and a UPVC frosted window for privacy. It is fitted with a low-flush WC, a pedestal sink with chrome mixer tap, and a double-ended bath with a glass screen and chrome shower. A radiator provides warmth, creating a bright and practical space for everyday use



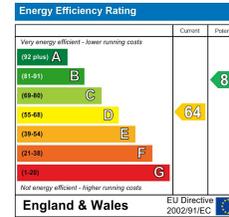
GROUND FLOOR  
54.0 sq.m. (581 sq.ft.) approx.

1ST FLOOR  
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA: 107.5 sq.m. (1157 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

16'4" x 12'1" (5.00 x 3.70)

Bedroom 1 is a generous double room situated to the front of the property, carpeted for comfort and finished with painted décor. Two UPVC windows fill the room with natural light, while a radiator ensures warmth, creating a bright and inviting space.

### BEDROOM TWO

13'4" x 10'11" (4.07 x 3.33)

Bedroom 2 is a spacious double room, carpeted for comfort and finished with painted décor. A UPVC window fills the space with natural light, while a radiator ensures warmth, making it a bright and versatile bedroom.

### BEDROOM THREE

11'5" x 9'5" (3.49 x 2.89)

The rear bedroom is a comfortable double room, carpeted for added warmth and finished with painted décor. A UPVC window overlooks the garden, filling the room with natural light, while a radiator provides comfort, making it a cosy and versatile space.

### EXTERIOR

The property benefits from off-road parking for two vehicles on the front driveway, offering convenience in this sought-after location. The rear garden is a generous, enclosed family space, featuring a large lawn, a pebbled seating area, and a patio – ideal for outdoor entertaining or relaxing. A summerhouse adds charm and versatility, while two outbuildings provide additional storage or workshop space. One of the outbuildings has been thoughtfully designed as a purpose-built bar with an open entertaining area, perfect for social gatherings.

### GENERAL INFORMATION

- GAS CENTRAL HEATING - NEW COMBI BOILER 2025
- UPVC DOUBLE GLAZING
- TOTAL FLOOR AREA 1157.00 SQ FT / 107.5 SQ M
- EPC RATED D
- COUNCIL TAX RATED B - CHESTERFIELD BOROUGH COUNCIL
- NEW ROOF FITTED APPROX 2021
- NEW KITCHEN FITTED 2021
- LOFT FULLY BOARDED WITH VELUX AND LADDER

### 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.

### MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services. Please ask us for more details.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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