



1 Kingfisher House, High Street, Old Whittington, Chesterfield, Derbyshire S41 9LQ

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£90,000

PINEWOOD

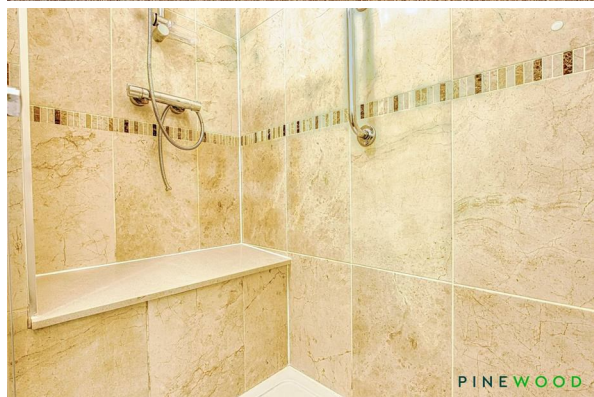


1 Kingfisher House High Street Old Whittington Chesterfield Derbyshire S41 9LQ

£90,000

**1 bedrooms
1 bathrooms
1 receptions**

- No Chain - A Well Kept and Neutrally Decorated One Bedroom Ground Floor Bungalow Situated in the Exclusive Lifestyle Village Development.
- Electric Heating & Wooden Double Glazing - New Carpets Throughout
- Modern Shower Room With White Suite and Walk in Shower Cubicle with Built in Seat
- Modern Kitchen With Integrated Oven, Hob and Extractor, Microwave and Fridge Freezer
 - Double Bedroom with Built in Mirrored Wardrobes
 - Spacious Inviting Lounge Diner with Access and Views over Grounds
- Strictly for the over 55s and Residents Have the Benefit of a Laundry Room and Club House
 - Warden Controlled - Emergency Pull Cord
 - Plenty of Visitor Spaces and Garages Available to Rent
 - Well Maintained Communal Gardens





NO CHAIN - Welcome to Kingfisher House, located within the charming and highly sought-after Over 55s Lifestyle Village in Old Whittington, Chesterfield. This well-presented one-bedroom bungalow offers an ideal opportunity for those seeking a peaceful and secure retirement lifestyle.

Upon entering the property, you are welcomed by modern fixtures and fittings, neutral décor throughout, new carpets and pleasant views over the beautifully maintained communal gardens.

The accommodation comprises a modern fitted kitchen with off-white units and quartz worktops, complete with an integrated oven, electric hob, microwave, fridge and freezer. The rear-facing lounge diner is a generous size and benefits from floor-to-ceiling windows, allowing plenty of natural light and offering lovely garden views.

The spacious double bedroom provides a calm and comfortable retreat and includes a built-in double wardrobe. The property also features a modernised shower room with an easy-access walk-in shower with built in seat, sink, and WC.

One of the standout features of this home is its outlook over the immaculately maintained communal gardens, creating a tranquil setting to enjoy year-round.

Residents of this exclusive development enjoy access to a village clubhouse, offering a welcoming space to relax and socialise. Regular activities include coffee mornings, guest speakers, musical events, quizzes, card games, snooker, and celebrations—participation is entirely optional. Additional facilities include a resident's lounge, kitchen, toilets, self-service launderette, manager's office, and guest suite.

Further benefits include a warden control with emergency pull-cord system and visitor parking. Resident parking is available, with single garages offered separately through Lifestyle Gold Ltd.

The development is well positioned for local shops, amenities, and transport links, making day-to-day living convenient and enjoyable.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

ENTRANCE HALL

Entering through a uPVC front door into the hallway with neutral painted decor, carpet and electric storage heater.

KITCHEN

7'10" x 6'2" (2.40 x 1.90)

A modern fitted kitchen with off white gloss wall and base units, quartz worktops and tiled splash back. A one and a half stainless steel sink with drainer and mixer tap, integrated microwave, electric oven, electric hob, extractor, fridge and freezer. Laminate flooring and a rear facing uPVC double glazed window overlooking the rear garden.

BEDROOM

11'11" x 10'1" (3.65 x 3.08)

A good sized front facing double bedroom with Mirrored fitted wardrobes Neutral painted decor, NEW carpet, double glazed window and an electric storage heater.

LOUNGE/DINER

15'7" x 11'5" (4.75 x 3.50)

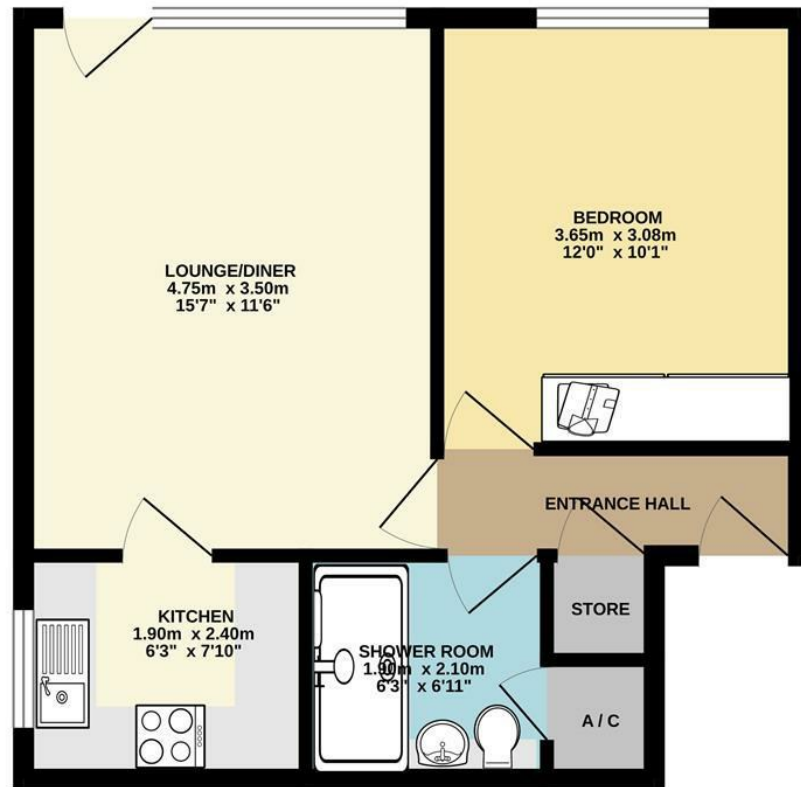
A large rear facing lounge diner. There is floor to ceiling double glazed window overlooking the gardens and a door opening out. Neutral painted décor, NEW carpet and electric storage heater.

SHOWER ROOM

6'10" x 6'2" (2.10 x 1.90)

With walk in shower unit and built in seat with electric shower. White low flush WC and pedestal sink. Tiling to the shower area and lower half of the walls, painted decor to the top. Tiled flooring, heated towel rail and handrails in the shower area and next to the WC. The bathroom also has a store cupboard which houses the boiler.

GROUND FLOOR 40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA: 40.4 sq.m. (435 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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EXTERIOR

To the rear of the property there is a well-maintained communal lawn, with steps and a handrail rising to the entrance. The property also benefits from level access into the main communal building.

ON SITE VILLAGE CLUB

At the heart of the village is the Village Club, where residents choose to relax and socialise in the spacious lounge, making new friends or just catching up on recent events. Activities are held regularly: Coffee Mornings, Guest Speakers, Musical Gatherings, Celebrations, Quizzes, Card Games, etc. You may join in as much or as little as you like. Facilities within the building are: Resident's Lounge, Toilets, Self Service Laundrette, Kitchen, Manager's Office, Guest Suite, visitor parking and staff apartments.

GENERAL INFORMATION

Tenure: LEASEHOLD
Energy Performance Rating: D
Council Tax Band- A
uPVC Double Glazing
Electric heating
Total Floor Area 435.00 sq ft / 40.4 sq m

RESERVATION AGREEMENT MAY BE AVAILABLE

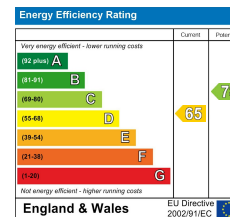
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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.



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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