



Ford Street, New Tupton, Chesterfield, Derbyshire S42 6YN

2 1 1 EPC C

£170,000

PINEWOOD



# Ford Street New Tupton Chesterfield Derbyshire S42 6YN



£170,000

2 bedrooms  
1 bathrooms  
1 receptions

- 2 cosy double bedrooms, with huge windows overlooking the front and rear aspects of the property
  - Modern kitchen, with sink and drainer and a modern gas hob plus oven
- 1 bright living room with 2 uPVC windows allowing plenty of natural light to fill the space
- Single Garage with plumbing, electrics, perfect as a workshop or just a convenient space - With WC
  - extensive parking options, space for up to 3 cars on the drive and another within the garage
    - Link semi-detached house with charm and a large plot
  - Located in New Tupton, a lovely area with a playground close-by, perfect for families
- Close to Chesterfield amenities for convenience and commuting - easy access to the Avenue Nature Reserve
  - Easy access to transport links and M1 Motorway - Viewing recommended
    - Free hold - Council Tax Band A



Nestled in the charming village of New Tupton, Chesterfield, this delightful semi-detached house on Ford Street offers a perfect blend of comfort and practicality. With two well-proportioned double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The standout feature of this home is undoubtedly the kitchen through to the dining room, which boasts modern fittings and ample space for culinary creativity. It is designed to be both functional and stylish, making it a joy to prepare meals and gather with loved ones.

The property also includes a well-appointed shower room, ensuring convenience for all residents. Additionally, the single detached garage is a noteworthy aspect of this home, equipped with WC, plumbing and electrics, making it a versatile space that has previously served as a workshop. This feature adds significant value, offering potential for various uses, whether for hobbies or additional storage.

The location of this property is another highlight, providing easy access to local amenities and transport links, making it an excellent choice for those who commute or enjoy exploring the surrounding areas.

In summary, this link semi-detached house on Ford Street is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a well-designed home. With its appealing features and practical layout, it is sure to attract interest from a variety of buyers.

\*\*Video tour available, take a look around\*\*

\*\*Contact Pinewood Properties for more information or to book a viewing\*\*

### Lounge

11'10" x 15'6" (3.61m x 4.73m)

The lounge offers a cosy and inviting space, featuring a large window that allows plenty of natural light to fill the room. The carpeted flooring adds warmth underfoot, complemented by a tasteful feature wall that provides a subtle touch of character.

### Kitchen and Dining Room

Kitchen 8'2" x 18'9", Dining Room 10'5" x 9'10" (Kitchen 2.48m x 5.71m, Dining Room 3.17m x 2.99m)

A well-appointed kitchen that combines practicality with style. It features plenty of work surfaces and units in a light wood finish, contrasted by sleek black tiled splashbacks and dark flooring that adds a modern touch. Appliances such as a gas hob and oven are integrated seamlessly, alongside space for a large fridge freezer. The kitchen opens through an archway to a bright dining area, creating a natural flow for entertaining and family meals. It also connects to a utility room with space for laundry appliances and external access.

### Landing

The landing provides access to the first floor rooms, with a window that brings in natural light and a neutral decor that complements the rest of the home.

### Bedroom 1

11'11" x 12'3" (3.63m x 3.74m)

Bedroom 1 is a comfortably sized principal bedroom, featuring a large window that fills the room with daylight. The space includes a plush carpet and tasteful fitting with contemporary neutral tones. A ceiling fan adds an extra level of comfort while the room is styled simply to allow personal touches to shine.

### Bedroom 2

8'6" x 10'5" (2.59m x 3.17m)

Bedroom 2 is a charming second bedroom featuring ample built-in storage spaces along one wall, offering practical storage solutions. It benefits from a large window that brightens the space, combined with a neutral decor palette and carpeted flooring for comfort.

### Shower Room

8'6" x 5'8" (2.59m x 1.72m)

The shower room is modern and practical, fully tiled with a large shower enclosure, toilet, a bidet and a pedestal sink. A window allows for natural light and ventilation, while the light floor tiles complement the overall bright and clean feel of the space.

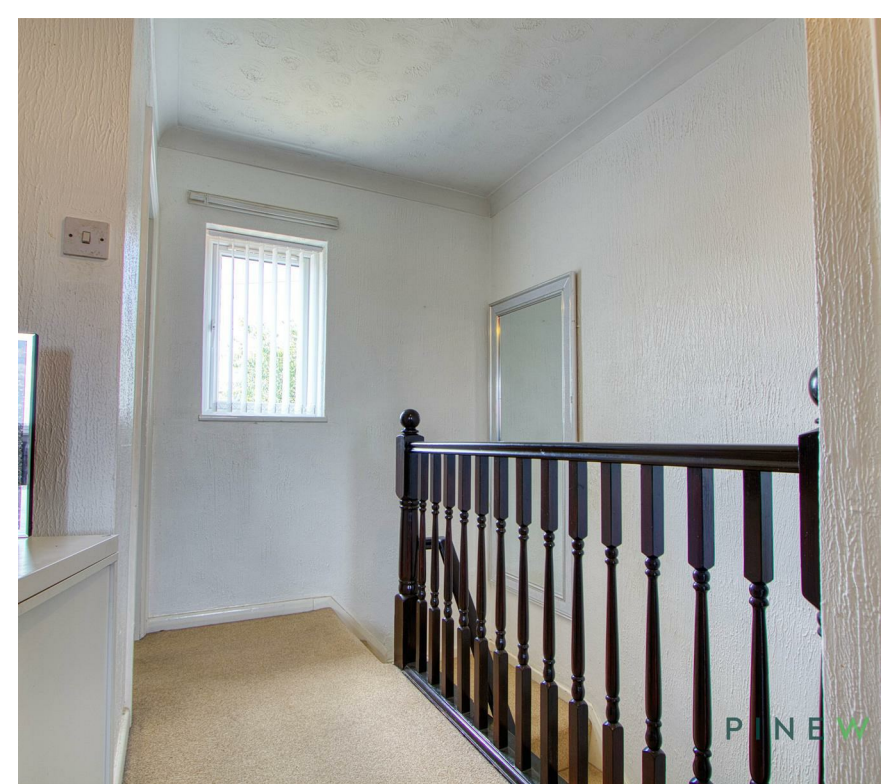
### Rear Garden

The rear garden offers a generous outdoor space, combining a lawn area with paved patios, perfect for relaxing or entertaining. The patio area features space for seating and outdoor furniture, while the lawn stretches alongside a brick-built garage that includes a useful WC. The garden is enclosed by wooden fencing, providing privacy and a safe area for children or pets to play.

### Garage

17'0" x 9'10" (5.19m x 2.99m)

The single garage is a substantial space measuring 5.19m by 2.99m (17'0" x 9'10"), accessible from the outside and featuring its own WC facility, ideal for additional storage or workshop use, with electric door.



### General Information

EPC: C  
Council Tax Band: A  
Total floor area: 98.0 sq.m (1055 sq.ft) Approx  
uPVC double glazing  
Tenure : Freehold  
Bio Mass Boiler

### A reservation agreement maybe available

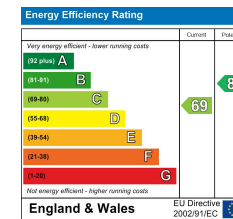
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against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



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