



Derby Road, Chesterfield, Derbyshire S40 2EP

 3

 1

 2

 EPC

Offers Around £150,000

P I N E W O O D





# Derby Road

## Chesterfield Derbyshire S40 2EP

### Offers Around

3 bedrooms  
1 bathrooms  
2 receptions

- IDEAL FOR THE FIRST TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE
  - TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
  - TWO RECEPTION ROOMS - UTILITY ROOM/STORE OFF THE LOUNGE
  - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
  - EXTENSIVE EAST FACING REAR ENCLOSED GARDEN WITH PATIO AND LAWN
- SHORT WALK TO THE TOWN CENTRE AND SUPERMARKETS, SHOPS, RETAIL PARKS, CAFES, GYMS ETC CLOSE BY
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 AND ON A MAIN COMMUTER/BUS ROUTES
  - DRIVEWAY PARKING FOR ONE CAR - ACCESSED OVER NEXT DOOR
- SOME NEW DECOR - GAS CENTRAL HEATING - COMBI BOILER - UPVC DOUBLE GLAZING - FREEHOLD - COUNCIL TAX BAND A
  - BEAUTIFUL NEUTRAL DECOR, GREY CARPETS AND PARQUET STYLE FLOORING





Set back from the road and finished in beautiful neutral décor with grey carpets throughout, this stylish three bedroom semi-detached property is ideal for first-time buyers, investors, or those looking to downsize. The home offers two spacious versatile reception rooms, a modern breakfast kitchen with light oak-effect units and stainless bar handles, plus a separate utility/pantry for added convenience.

Upstairs are three bedrooms — two doubles and a single — together with a contemporary bathroom fitted with a white suite and shower over the bath.

Outside, the property to the front features driveway parking for one car, while the extensive beautifully well stocked east-facing rear garden provides a secure and private outdoor space with lawn and patio seating — perfect for families or entertaining.

Benefiting from gas central heating with an ideal combi boiler, uPVC double glazing, and a freehold tenure, this home is both practical and ready to move into.

Ideally located within walking distance of the town centre, supermarkets, shops, retail parks, cafes, and gyms, the property also enjoys excellent transport links with the nearby train station, the M1 motorway (J29), and main commuter and bus routes. With its combination of beautifully modern presentation, excellent location, and generous garden, this home offers an outstanding opportunity.

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!**

#### **ENTRANCE HALL/STAIRS AND LANDING**

The welcoming entrance hall is fitted with newly fitted parquet style wood flooring and a uPVC entrance door, complemented by new neutral painted décor and a central heating radiator. Carpeted stairs rise to the first-floor landing, which provides loft access

#### **LOUNGE**

13'5" x 13'0" (4.10 x 3.98)

A bright and welcoming lounge featuring newly fitted parquet style wood flooring and painted décor, complemented by a dado rail and picture rail. The room enjoys natural light from a uPVC window and is centred around a wooden fireplace, with a central heating radiator completing the space, access into the utility/store room.

#### **DINING ROOM**

12'0" x 9'5" (3.66 x 2.89)

A well-proportioned dining room finished with decorative tiled-effect vinyl flooring and new neutral painted décor, complemented by a dado rail and picture rail. The room features a wooden fireplace, two uPVC windows allowing plenty of natural light, and a central heating radiator

#### **KITCHEN**

16'0" x 6'9" (4.88 x 2.08)

The kitchen enjoys a dual aspect with uPVC windows, views over the rear garden, and a uPVC door, creating a bright and airy space. Fitted with a range of beech-effect soft-close wall and base units, laminated work surfaces with tiled surrounds, and a stainless steel 1.5 sink with mixer tap, it combines style with practicality. Finished with wood-effect vinyl flooring, painted décor, and a central heating radiator

#### **UTILITY ROOM/STORE**

13'5" x 2'11" (4.10 x 0.89)

A versatile utility space, ideal as a store or pantry, fitted with tiled flooring and painted décor. The room includes a tiled worktop, frosted uPVC window, and houses the Logic combi boiler.

#### **BEDROOM ONE**

13'4" x 10'0" (4.08 x 3.06)

A generous rear-facing double bedroom, carpeted and finished in new neutral painted décor, featuring a dado rail and picture rail. The room benefits from natural light through a uPVC window and includes a central heating radiator.

#### **BEDROOM TWO**

11'11" x 9'4" (3.65 x 2.85)

A spacious front-facing double bedroom, finished with wooden laminate flooring and new neutral painted décor. The room features a picture rail, dado rail, built-in wardrobes, and a uPVC window allowing plenty of natural light

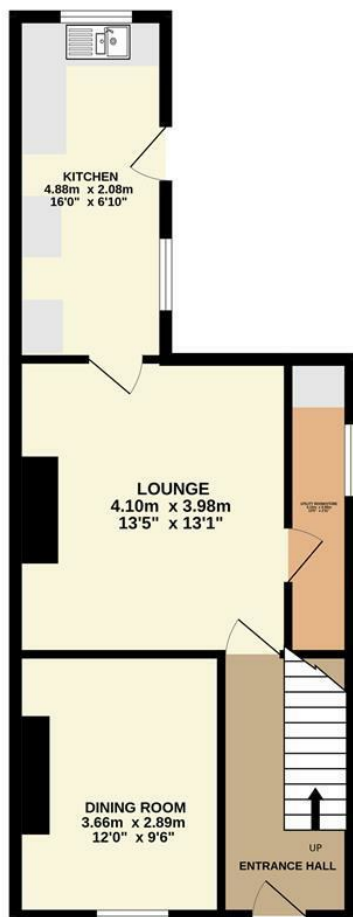
#### **BEDROOM THREE**

7'7" x 6'0" (2.32 x 1.85)

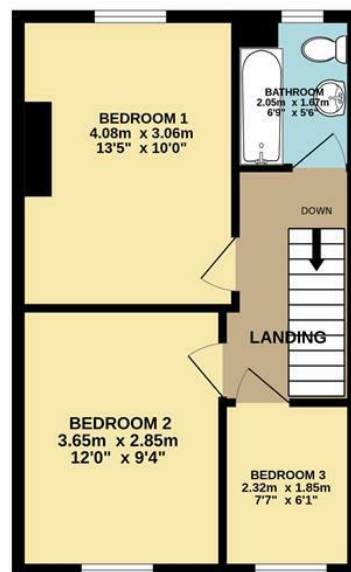
A front-facing single bedroom, carpeted and finished in neutral painted décor, featuring a dado rail and picture rail. The room benefits from natural light through a uPVC window and includes a central heating radiator



GROUND FLOOR  
45.5 sq.m. (489 sq.ft.) approx.



1ST FLOOR  
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (875 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.

Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### BATHROOM

6'8" x 5'5" (2.05 x 1.67)

The bathroom is finished with decorative tiled-effect vinyl flooring and part-tiled walls, and includes a pedestal wash basin with chrome taps, a panelled bath with chrome rain shower over, and a low-flush WC. A frosted uPVC window provides privacy, while a central heating radiator completes the room

#### EXTERIOR

The property benefits from a private east facing rear garden featuring a newly fitted fence, paved patio, a lawn, and well-stocked flower borders, with the added appeal of backing onto a cycle path and green space, to the front is grass and driveway parking for one car (right of way over next door)

#### GENERAL INFORMATION

COUNCIL TAX BAND - A - CHESTERFIELD BOROUGH COUNCIL

TENURE - FREEHOLD

TOTAL FLOOR AREA - 875.00 sq ft / 81.3 sq m

EPC RATING - TBC

GAS CENTRAL HEATING (IDEAL COMBI BOILER)

UPVC DOUBLE GLAZING

LOFT WITH INSULATION, FULLY BOARDED WITH LIGHTING AND ELECTRIC

#### 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

PINEWOOD



ESTAS  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER

