



Birkin Lane, Temple Normanton, Chesterfield, Derbyshire S42 5DD

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Offers Over £260,000

PINEWOOD



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Offers Over £260,000

**3 bedrooms
1 bathrooms
2 receptions**

- Block Paved Driveway Parking for Four Vehicles and Large Garage with Workshop, Mechanic's Pit and WC
 - Views Over Fields to the Rear and To The Front Of The Property
 - Extensive Rear Enclosed Landscaped Garden
- Stunning Well Equipped Kitchen Diner With Doors Leading to Rear Garden
 - Living Room with Bay Window and Feature Fireplace
- Two Double Bedrooms and One Single Bedroom - Built in Wardrobe to Principal Bedroom
 - Stylish Modern Family Bathroom with White Suite and P Shaped Shower Bath
- Excellent for Commuters as Easy Access to the Main Commuter and Bus Routes and M1 Motorway Junction 29
 - Close to all the Amenities and Schools in Hasland and Only a Short Drive to the Town of Clay Cross
 - Close to The Five Pits Trail - Ideal For Walks, Cycling and Horse Riding and the Beautiful Hardwick Hall Estate





Beautifully Presented Three-Bedroom Semi-Detached Family Home with Panoramic Views & Large Detached Garage, with Workshop and WC

Pinewood Properties are thrilled to present this upgraded three-bedroom detached family home, set in a desirable semi-rural location in the sought-after village of Temple Normanton. Enjoying far-reaching panoramic views to both the front and rear, this home perfectly balances peaceful countryside living with excellent connectivity.

Inside, the property offers a front porch, entrance hall, a spacious lounge with bay window and feature fireplace, and a stunning well equipped kitchen diner with integrated oven, hob, extractor, dishwasher, and washing machine. uPVC French doors open onto the rear garden, flooding the space with natural light. Upstairs, you'll find three bedrooms—including a principal bedroom with built-in wardrobes—and a modern bathroom with a white L-shaped shower bath.

Outside, the block-paved driveway provides parking for up to four vehicles to the front and additional gated driveway to the side. The fully enclosed, landscaped rear garden enjoys open views over fields—ideal for relaxing and entertaining. A standout feature is the detached garage, complete with a mechanic's pit, workshop space, and WC—offering fantastic potential for home business use or hobbyists.

Set within a tranquil setting, the property provides direct access to scenic walking, cycling, and horse-riding routes, including the Five Pits Trail and Hardwick Hall Estate. Ideally located for commuters, with easy access to all the amenities in Hasland, Clay Cross, Chesterfield, and M1 Junction 29, as well as connections to Sheffield, Nottingham, Derby, Mansfield, and nearby train stations.

With its breathtaking setting, spacious and stylish interior, and exceptional outbuildings, this property offers something special for families, remote workers, or anyone looking for extra space and versatility.

****Please call Pinewood Properties to book your viewing!**

PORCH

6'4" x 5'11" (1.94 x 1.82)

Step into the charming brick built porch through the composite door, which offers a smooth transition from the outdoors into the comfort and warmth of the home with painted decor, uPVC windows and radiator, a door leads to the entrance hall.

ENTRANCE HALL

Inside, the striking hallway instantly reveals the high standard of design and finish that continues throughout the property. From this central space, the main living areas unfold—each carefully arranged to provide both comfort and functionality. With under stairs storage, carpet, painted decor and stairs to the first floor landing, The landing has uPVC window and loft access.

LOUNGE

12'3" x 10'9" (3.75 x 3.29)

The lounge offers a perfect blend of comfort and elegance, with natural light flooding in through a large uPVC bay window to create a bright, welcoming feel. The standout feature is the gas log burner, nestled beneath a characterful oak lintel fireplace—ideal for adding warmth and charm on chilly evenings. With painted decor and radiator and countryside views.

KITCHEN DINER

11'6" x 16'11" (3.51 x 5.16)

Positioned at the rear of the property, this generous open-plan kitchen/diner is perfectly suited to modern family living and entertaining. The space features beautiful oak flooring to the kitchen and in the dining section, creating a warm yet contemporary feel throughout. The well-appointed kitchen is fitted with a range of soft-close cream drawers, wall and base units, and includes a pull-out extractor fan, Cooke & Lewis four-ring electric hob, and Indesit oven. Integrated appliances include a dishwasher, washing machine, and there is space for an American-style fridge freezer, offering everything needed for practical everyday use. A uPVC window and French doors provide plenty of natural light and lead directly out to the rear garden, while inset spotlights enhance the modern finish. A central radiator ensures comfort all year round, and there is ample space for a dining table, making this a truly flexible and sociable heart of the home

BEDROOM ONE

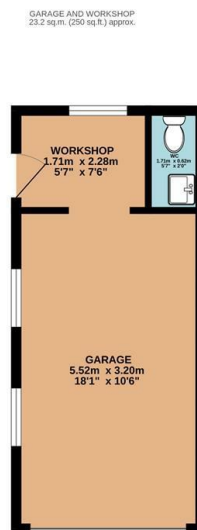
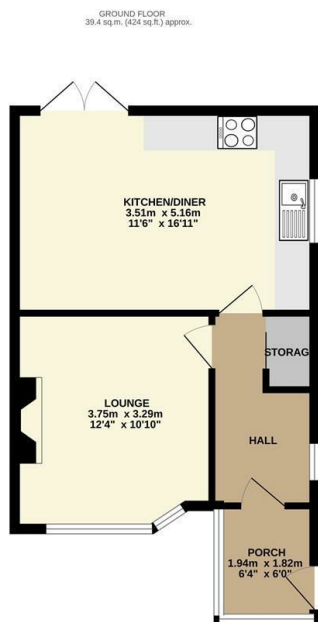
11'8" x 10'10" (3.56 x 3.31)

A generously sized double bedroom located at the rear of the property, featuring built-in wardrobes, fitted carpet, and a central heating radiator. A large uPVC double glazed window frames lovely views of the surrounding countryside, providing a peaceful and scenic outlook. This room offers ample space for additional furniture while maintaining a bright and comfortable atmosphere

BEDROOM TWO

10'9" x 10'9" (3.30 x 3.30)

A second generously sized double bedroom positioned at the front of the property, offering ample space for free-standing furniture. The room is tastefully decorated with painted walls and fitted carpet, and benefits from a central heating radiator and a uPVC double glazed window that provides natural light and delightful open views.



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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 THREE

7'4" x 6'5" (2.24 x 1.97)

A versatile third bedroom situated at the rear of the property, ideal for use as a child's room, guest accommodation, or a comfortable home office. The room features fitted carpet, painted décor, a central heating radiator, and a uPVC double glazed window offering pleasant views to the rear.

FAMILY BATHROOM

6'7" x 5'8" (2.02 x 1.74)

The modern family bathroom is beautifully presented with a stylish white suite, including an L-shaped "P" bath with a chrome rain head shower and glass screen. A low flush WC and a white gloss vanity unit with a ceramic basin and chrome mixer tap complete the sleek, contemporary look. The room also benefits from a wall-mounted chrome heated towel rail, part mermaid boarding, painted décor, inset spotlights, an extractor fan, and a uPVC frosted window for natural light and ventilation—offering both comfort and sophistication in equal measure

GARAGE, WORKSHOP AND WC

For those with a passion for cars, DIY, or hobbies that demand extra space, the garage is truly exceptional. It features convenient electric doors for easy front access, along with a side entrance for added flexibility. Inside, a spacious workshop area provides ample room for projects or storage, while a fully lit mechanic's pit makes it a dream setup for car enthusiasts. Adding to its practicality, the garage also includes electric water and a WC, ensuring comfort and convenience during long hours spent tinkering or creating.

EXTERNAL

At the front, a spacious block-paved driveway offers generous off-road parking for up to four cars, enhancing the property's everyday convenience. The generous rear garden is a true highlight of the property, stretching out towards open fields and providing a wonderful sense of seclusion and tranquility. A large lawn offers ample space for children to play or for gardening enthusiasts to indulge their passion, while thoughtfully planted areas bring bursts of colour and charm to the space. A decked seating area completes the garden, offering the perfect spot for al fresco dining and relaxing while taking in the beautiful surroundings.

GENERAL INFORMATION

COUNCIL TAX BAND - B - NEDDC

TENURE - FREEHOLD

TOTAL FLOOR AREA - 1045 SQ FT / 97.10 SQ M

EPC RATING - C

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

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.

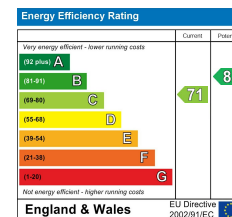
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.



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