



**William Brown Square, Chesterfield, Derbyshire S40 2FX**

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**£160,000**

PINEWOOD





# William Brown Square

**Chesterfield  
Derbyshire  
S40 2FX**

**£160,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- Ideal for First Time Buyers or Investors
- Gas Central Heating- (Combi Boiler) - uPVC Double Glazing - Council Tax Band B
  - Entrance Hall with Understairs Storage - Useful Ground Floor WC
  - Modern Family Bathroom with White Suite and Newly Fitted Shower Over Bath
- South Facing Easily Maintained and Fully Enclosed Rear Garden with Astro Turf and Gravelled Seating Area
  - Allocated Parking Space in Communal Car Park
  - Bedroom One with Built in Wardrobes
  - Cul de Sac Location on a Popular Residential Estate
- Near to the Many Retail Parks Nearby and Local Amenities - Close to Town Centre
- Ideal For Access to the M1 Motorway Jnct 29, Train Station, College and Royal Hospital





This attractive and thoughtfully maintained property offers comfortable living across a spacious layout, perfect for families or first-time buyers. The property is located on a cul de sac on a popular residential estate and is perfect for commuters with direct access to major transport links, including the M1 motorway network (Junct 29) & train station. A wealth of shops, bars & restaurants are only a short walk away on the many retail parks close by, in Chesterfield Town Centre and Chatsworth Road, Queens Park Leisure Centre is also close by.

Step inside through the composite front door into a bright entrance hall featuring a built-in storage cupboard—providing a practical and inviting welcome. A practical downstairs cloakroom is fitted with a corner washbasin with a low flush WC. The spacious lounge diner boasts dual-aspect natural light from two uPVC windows. Doors open directly to the garden, creating an ideal flow for indoor-outdoor living. The well-equipped kitchen includes Whirlpool appliances including an oven and a four-ring gas hob with extractor hood, it also provides space and plumbing for a washing machine and a tall fridge freezer.

Upstairs sees a generous double bedroom featuring a built-in wardrobe, and an additional built-in storage cupboard for added convenience. Another spacious double bedroom offers plenty of space for wardrobes or additional furniture. The stylish bathroom offers a low flush WC, a panelled bath with a glass screen and chrome rain-head shower, a pedestal washbasin with chrome mixer tap.

Enjoy a fully enclosed, south-facing garden designed for low maintenance living. Featuring a combination of astro turf lawn, and gravelled seating area, the garden is perfect for relaxing or entertaining. It also benefits from gated access to a parking space in the communal car park.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

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#### ENTRANCE HALL

A welcoming entrance hall featuring durable vinyl flooring and stylish painted décor. Benefits include a composite front door, radiator, and a built-in storage cupboard—offering both practicality and a great first impression.

#### GROUND FLOOR WC

6'2" x 2'9" (1.88 x 0.86)

A well-presented cloakroom featuring a corner washbasin with tiled splashback and chrome mixer tap, low flush WC, and frosted uPVC window. Finished with painted décor, vinyl flooring, radiator, and an extractor fan for ventilation.

#### KITCHEN

8'1" x 6'5" (2.48 x 1.98)

This functional and well-presented kitchen features vinyl flooring, painted décor, and a uPVC window providing natural light. Equipped with a Whirlpool oven, four-ring gas hob, and extractor fan, it also offers space and plumbing for a washing machine and a tall fridge freezer. A stainless steel sink with chrome mixer tap is set into laminated worktops, with a range of matching wall and base units, including drawers, offering ample storage and workspace.

#### LOUNGE DINER

14'11" x 12'11" (4.57 x 3.96)

A spacious lounge diner featuring soft carpet flooring and fresh painted décor. Dual-aspect with two uPVC windows and doors leading out to the garden, the room benefits from plenty of natural light and two radiators, ensuring a warm and inviting atmosphere, stairs rise to the first floor.

#### STAIRS AND LANDING

Stairs lead from the lounge/diner to a carpeted landing with tasteful painted décor, creating a warm and welcoming transition to the upper floor accommodation.

#### BEDROOM ONE

12'2" x 8'4" (3.71 x 2.55)

A generous double bedroom featuring a soft, neutral carpet and stylish painted décor. Boasting dual-aspect uPVC windows for excellent natural light, the room also benefits from a radiator, built-in wardrobes, and an additional built-in storage cupboard—offering both comfort and practicality.

#### BEDROOM TWO

13'0" x 8'0" (3.98 x 2.44)

A spacious double bedroom featuring a soft, neutral carpet and tasteful painted décor. Benefits include a uPVC window allowing natural light, a radiator for comfort, loft hatch access, and ample space for wardrobes or additional storage.

#### BATHROOM

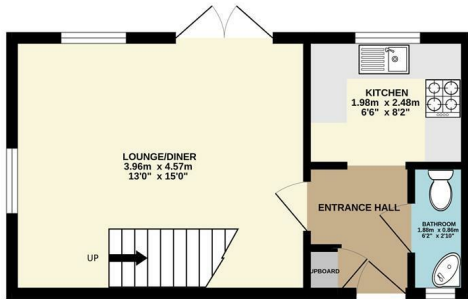
6'4" x 6'4" (1.95 x 1.95)

Featuring tiled-effect vinyl flooring and a frosted uPVC window, this stylish bathroom offers a modern three-piece suite comprising a low flush WC, panelled bath with glass screen and chrome rain-head shower, and a pedestal washbasin with chrome mixer tap and tiled splashback. The walls are part-tiled and part-painted for a contemporary finish, complemented by a radiator and extractor fan for added comfort and ventilation.

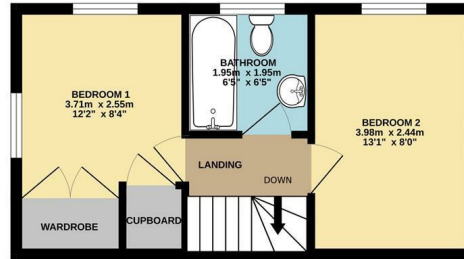




GROUND FLOOR  
27.9 sq.m. (300 sq.ft.) approx.

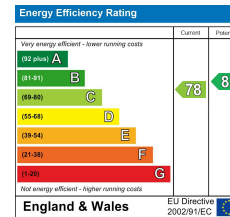


1ST FLOOR  
26.8 sq.m. (288 sq.ft.) approx.



TOTAL FLOOR AREA : 54.7 sq.m. (589 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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## REAR GARDEN

Enjoying a sunny south-facing aspect, this fully enclosed garden offers a low-maintenance outdoor space with a combination of astro turf lawn, and gravelled seating area—perfect for relaxing or entertaining. The garden also provides convenient gated access to a parking space.

## GENERAL INFORMATION

Tenure: Freehold  
Total Floor Area - 54.7 sq m / 589 sq ft  
Council Tax Band B  
Gas Central Heating ( Combi Boiler)  
uPVC Double Glazing  
Loft - Partially Boarded  
EPC Rated C

## 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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