

property details **approval form**

68 Highland Road, New Whittington, Chesterfield, Derbyshire, England, S43 2EZ

Date: 17 December 2025

Property Ref and Version: CSF104898 - 0005

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP

T 01246 204492 **E** chesterfield@williamhbrown.co.uk

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>> **price**

guide price £250,000

Tenure: Freehold

>> **key features**

- > ****Guide Price £250,000 - £260,000****
- > Council Tax Band C
- > Two Generous Reception Rooms
- > Four Bedrooms
- > Integral Garage
- > Generous Garden
- > Additional Storage
- > Ground Floor WC
- > EPC Rating: C

>> **short description**

This substantial four bedroom detached home really does have it all, with two generous reception rooms, four comfortable bedrooms, a well-appointed kitchen and bathroom, off-street parking, integral garage with utility area, ground floor WC and mature garden! You really can have it all!

>> **long description**

William H Brown are delighted to offer to market this well presented detached home in the popular location of New Whittington. The property offers comfortable living space with two reception rooms, a well-stocked kitchen and WC to the ground floor. To the first floor there are four bedrooms, a family bathroom and a handy additional storage space. The property also benefits from a partially boarded loft providing additional storage.

Externally the property offers off-street parking and a mature lawn frontage. An integral garage provides additional parking or storage as required and also offers a utility space to the rear. To the rear the property offers a mature garden with a large established lawn, patio area and decked seating area for summer entertaining. The property backs onto woodland, making the garden a tranquil setting on a summer's evening.

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New Whittington is a popular location for a variety of buyers due to it's wealth of amenities, proximity to Chesterfield town centre and ease of access to a range of major transport links into Nottingham, Sheffield and beyond.

This property simply must be viewed to be appreciated - Call today to arrange your viewing!

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Double glazed exterior door opens into a welcoming entrance hall with tiled flooring, radiator, stairs to the first floor and doors to:

Wc

A must have in a modern home! Fitted with low level WC and vanity hand-wash basin. With complimentary bevel edged tiling, radiator and frosted double glazed window.

Dining Room

Well appointed with modern decor offering ample space for a dining suite and complimentary furnishings to taste. With grey, wood-effect ceramic tiles, radiator, handy under-stairs storage cupboard, double glazed window doors to:

Living Room

Room for all the family! This generous space is bathed in natural light through sliding double glazed doors which lead to the garden. The focal point of the room is a feature gas fireplace, which gives the space a cosy feel. With laminate flooring and radiator.

Kitchen

Fitted with a range of all base and drawer units with modern white gloss and complimentary wood grain effect finish. The kitchen is well stocked, having an eye-level oven and microwave, gas hob and extractor hood. Space is provided for a free-standing fridge/freezer. With sink and drainer unit set beneath a window overlooking the garden, tiled flooring, radiator and double glazed side door.

First Floor Landing

Carpeted stairs ascend to a central landing area with loft access, handy storage cupboard and doors to:

Bedroom One

A generous double bedroom with laminate flooring, radiator and both a double glazed window and skylight bringing natural light into the space.

Bedroom Two

A second comfortable double with a suite of fitted wardrobes providing ample storage. With laminate flooring, radiator and window to the rear.

Bedroom Three

Currently utilised as a stylish home office, this space is perfect for those who work from home, but could readily be utilised as a bedroom space again if required. With laminate flooring, radiator and window to the rear.

Bedroom Four

A comfortable single bedroom with laminate flooring, radiator, double glazed window to the front elevation and door to:

Storage

This additional storage space is the perfect hideaway, whether it be for toys, hobby supplies, or simply somewhere to

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>> room description

stash the suitcases!

Bathroom

Fitted with a contemporary white suite comprising panel bath with electric shower over, pedestal hand-wash basin and low level WC. The bathroom features fully tiled walls and tiled flooring. With radiator and double glazed window.

Integral Garage

With manual up and over door, power and light. The garage also features a utility space to the rear.

Outside

The property sits back from the road and benefits from off-street parking and a mature lawn and shrubs to the front. To the rear the property offers a generous garden with patio area for entertaining, established lawn and decked seating area - perfect for summer BBQ's. At the head of the garden is a tranquil stream leading into the woodland beyond, some of which falls within the boundary of the property and is accessed via a small footbridge.

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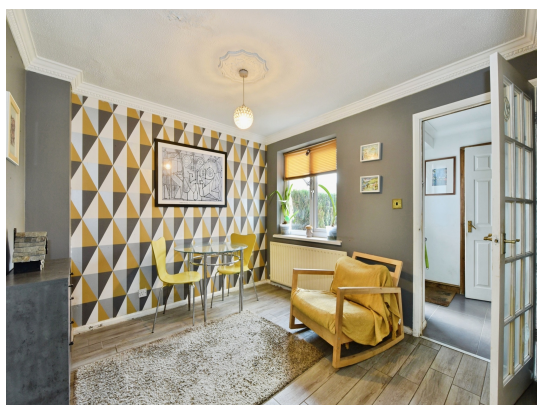
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>> **property images**



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>> property images

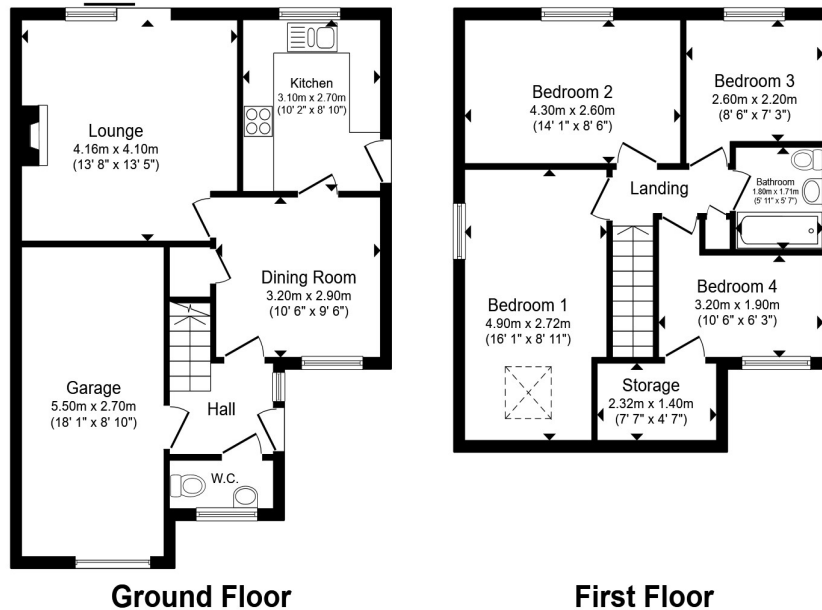
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>> floor plan



Total floor area 108.0 m² (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Cameron Sorockyj		
Miss M. Ellis		

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