



North Side, New Tupton, Chesterfield, Derbyshire S42 6BW

3 1 2 EPC TBC

£159,000

PINWOOD





# North Side New Tupton Chesterfield Derbyshire S42 6BW



**£159,000**

**3 bedrooms  
1 shower room  
2 receptions**

- GROUND FLOOR SHOWER ROOM FITTED 2018
- SINGLE GARAGE CONVERTED TO PLAYROOM/MULTI USE ROOM 2020 - EASY TO CONVERT BACK TO A GARAGE
  - DRIVEWAY PARKING FOR UP TO THREE CARS
- ENCLOSED REAR GARDEN WITH LAWN AND PATIO OVERLOOKING FIELDS
- EASY ACCESS TO THE AVENUE WASHLANDS NATURE RESERVE - CLOSE TO THE M1 MOTORWAY JUNC 29
  - SURROUNDED BY AMENITIES - SCHOOLS, PUBS, CAFES, PHARMACY, RESTAURANTS - SHORT WALK TO BUS ROUTES AND MAIN COMMUTER ROUTES
  - IN BETWEEN THE TOWNS OF CHESTERFIELD AND CLAY CROSS
  - TWO DOUBLE BEDROOMS AND A SINGLE ON THE FIRST FLOOR
  - POPULAR RESIDENTIAL ESTATE IN A SOUGHT AFTER VILLAGE
    - PANORAMIC VIEWS TO THE REAR





NO UPWARD CHAIN - VIEWS TO THE REAR - Nestled in the charming village of New Tupton, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. As you step inside, you'll be greeted by a useful porch area and hall with store, the into the inviting reception room, ideal for entertaining guests or simply unwinding after a long day. The shower room was re fitted in 2022 and includes a walk in shower enclosure. The kitchen is well equipped with space for a dining table, the integrated oven, hob and extractor will make cooking a breeze!

The garage has been converted to a multi use room, making the perfect play room, gym or formal dining room. Upstairs sees three cosy bedrooms, the principal bedroom is dual aspect with space for wardrobes, there's plenty of space for a growing family or for guests to stay over.

One of the standout features of this lovely home is the enclosed rear garden, complete with a lawn and a patio area that overlooks picturesque fields. Imagine enjoying your morning coffee while taking in the panoramic views that stretch out before you.

For those who appreciate nature, the Avenue Washlands Nature Reserve is just a stone's throw away, offering a peaceful retreat for leisurely strolls or birdwatching. And with easy access to the M1 motorway junction 29, commuting to work or exploring the surrounding areas couldn't be more convenient. Close access to local playground and recreation ground

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this property is sure to capture your heart. Don't miss out on the chance to make this charming house your new home in the idyllic village of New Tupton.

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

#### **ENTRANCE PORCH AND HALL**

The property is entered into the porch through the uPVC door, with uPVC window, another door leads into the hall area with access to the under stairs storage - ideal for coats and shoes.

#### **LOUNGE**

15'3" x 12'9" (4.66 x 3.90)

A door leads into the lounge with carpet, wallpaper decor, radiator, wall mounted electric fire and uPVC window.

#### **KITCHEN**

11'8" x 10'6" (3.58 x 3.21)

The kitchen has a good range of drawers, wall and base units with a contrasting laminated work surface with tiled surrounds incorporating a 1 1/2 bowl stainless sink with chrome mixer tap, four ring electric hob, oven and extractor, space and plumbing for a washing machine and space for a tall fridge freezer. With tiled flooring, painted decor, radiator and uPVC window.

#### **SHOWER ROOM**

6'10" x 4'11" (2.10 x 1.51)

The modern shower room was upgraded in 2018 and includes a walk in shower cubicle, low flush w.c and a ceramic sink set into a grey vanity unit with chrome mixer tap. With a tiled effect vinyl flooring, mermaid boarding to the walls, wall mounted chrome towel radiator, extractor and two UPVC frosted windows,

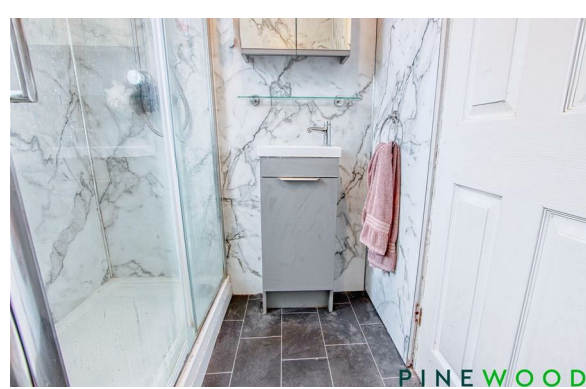
#### **MULTI USE ROOM - DINING ROOM**

20'11" x 9'6" (6.39 x 2.90)

This converted garage has a multitude of uses, maybe a dining room, gym or play room, with wooden laminate flooring, painted decor, uPVC window and uPVC door leading out to the rear garden.

#### **STAIRS AND LANDING**

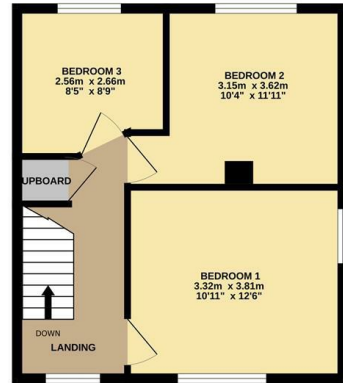
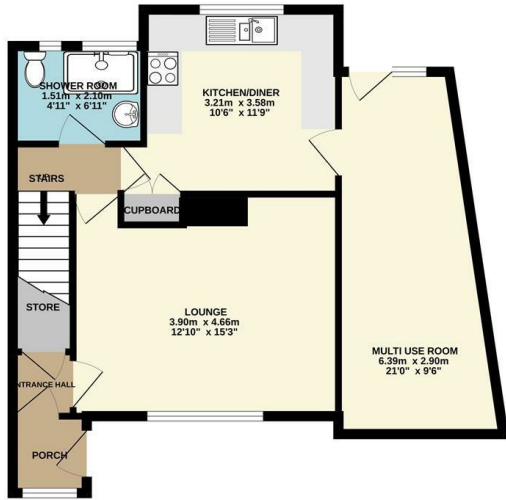
The stairs rise from the ground floor with carpet, painted decor, radiator, built in storage cupboard and loft access.





GROUND FLOOR  
55.9 sq.m. (602 sq.ft.) approx.

1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 92.9 sq.m. (1000 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 ONE

12'5" x 10'10" (3.81 x 3.32)

This is a dual aspect double bedroom with carpet, wallpaper decor, radiator, space for wardrobes and two uPVC windows.

### BEDROOM TWO

11'10" x 10'4" (3.62 x 3.15)

This is a double bedroom to the rear aspect with views over the recreation ground and nature reserve, with carpet, wallpaper decor, radiator and uPVC window. Space for wardrobes.

### BEDROOM THREE

8'8" x 8'4" (2.66 x 2.56)

This is a single bedroom to the rear aspect with views over the recreation ground and nature reserve, with carpet, wallpaper decor, radiator and uPVC window.

### OUTSIDE

The property is set on a generous plot, with space for two possible three cars and a motorbike on the driveway, to the rear is an enclosed generous garden with patio and lawn with hedging perimeter giving privacy.

### GENERAL INFORMATION

Loft: lighting, partially boarded, with pull down ladder.

Total Floor Area: 1000.00 sq ft / 92.9 sq m

Council Tax Band A

EPC Rated D

uPVC Double Glazing

Gas Central Heating (Combi Boiler)

### 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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