



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

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**£159,995**

**PINWOOD**





# North Side New Tupton Chesterfield Derbyshire S42 6BW

£159,995

3 bedrooms  
1 bathroom  
1 reception

- RENOVATED PROPERTY - NEW REWIRE, NEW PLASTER, NEW KITCHEN, NEW FLOORING, NEW LANDSCAPED GARDEN
  - NO CHAIN - IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
    - THROUGH LOUNGE DINER WITH LOG BURNER
- 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 - POPULAR RESIDENTIAL ESTATE IN A SOUGHT AFTER VILLAGE
  - MODERN BATHROOM WITH WHITE SUITE WITH SHOWER OVER BATH
    - DRIVEWAY PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
  - NEW KITCHEN WITH INTEGRATED FRIDGE FREEZER AND DISHWASHER





NO CHAIN - LOOKING FOR AN INVESTMENT (POSS 6.4% GROSS YIELD) OR A FIRST TIME BUY?

Welcome to this charming semi-detached house located on North Side in the village location of New Tupton, Chesterfield, Derbyshire. This renovated property, dating back to the 1950s, offers a perfect blend of modern upgrades and classic charm.

As you step inside, you are greeted by a spacious through lounge diner featuring a cosy log burner, ideal for relaxing evenings with family and friends. The new kitchen is equipped with integrated appliances, including a fridge and dishwasher, adding a touch of luxury to everyday living.

The recent renovations have truly transformed this property, with a new rewire, new plaster, new kitchen and new flooring, ensuring a fresh and contemporary feel throughout. The landscaped garden offers a tranquil retreat, perfect for enjoying a morning coffee or hosting summer barbecues.

Upstairs the property boasts a modern bathroom, two double bedrooms and a small multi use room, providing ample space for a growing family or those in need of a home office.

Convenience is key with driveway parking available for two vehicles, making trips to nearby amenities such as schools, pubs, cafes, and restaurants a breeze. Situated just a short walk from bus routes and main commuter roads, this home offers easy access to everything you need.

Nature enthusiasts will appreciate the proximity to the Avenue Washlands Nature Reserve, providing a peaceful escape. For commuters, the M1 motorway junction 29 is easily accessible, making travel a seamless experience.

Additional features include gas central heating with a combi boiler, uPVC double glazing, and a council tax band A rating, ensuring comfort and efficiency year-round.

#### ENTRANCE HALL/STAIRS/LANDING

The property is entered through the uPVC door into the hallway, stairs rise to the first floor landing with carpet, uPVC window, built in storage cupboard and loft access.

#### KITCHEN

12'9" x 7'11" (3.90 x 2.42)

The modern kitchen has a great range of gloss soft close drawers, wall and base units with a complimentary laminated worktop with tile surrounds incorporating a sink with chrome mixer tap, integrated fridge, dishwasher, space/plumbing for a washing machine. With tiled effect flooring, painted décor, radiator, uPVC window and additional frosted window and uPVC door leading to the rear garden.

#### LOUNGE DINER

18'9" x 11'11" (5.73 x 3.39)

The through lounge diner is dual aspect with two uPVC windows letting in lots of light, with carpet, painted décor, radiator, log burner and uPVC doors leading out to the rear garden.

#### BATHROOM

7'6" x 4'11" (2.30 x 1.51)

The fully tiled contemporary bathroom has a white suite with bath, shower over, concertina glass screen, low flush w.c and a pedestal hand basin with chrome taps. With tiled flooring and extractor.

#### BEDROOM ONE

10'5" x 9'9" (3.20 x 2.99)

This is a double bedroom to the rear aspect with views, painted décor, radiator, carpet uPVC window and built in storage cupboard ( potential to make this and the landing cupboard into an ensuite)

#### BEDROOM TWO

11'6" x 8'6" (3.53 x 2.60)

This is a double bedroom to the front aspect with painted décor, radiator and uPVC window.

#### MULTI USE ROOM/NURSERY/OFFICE

6'3" x 5'6" (1.92 x 1.70)

This room is smaller than a single and ideal for use as an office, nursery, ply room, dressing room or walk-in wardrobe with carpet, painted décor, radiator and uPVC window.

#### OUTSIDE

To the front is driveway parking for 2/3 cars and gated access to the rear garden being fully enclosed and east facing to enjoy the morning sun! with log storage, patio, lawn and two outhouses/stores.

#### GENERAL INFORMATION

Tenure - Freehold

Total Floor Area: 649.00 sq ft / 60.3 sq m

Council Tax Band A

EPC Rating E

uPVC Double Glazed Windows

Gas Central Heating -Combi Boiler

Loft - Partially Boarded, Lighting and Power with Pull Down Ladder



**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.

**RESERVATION AGREEMENT MAY BE AVAILABLE**

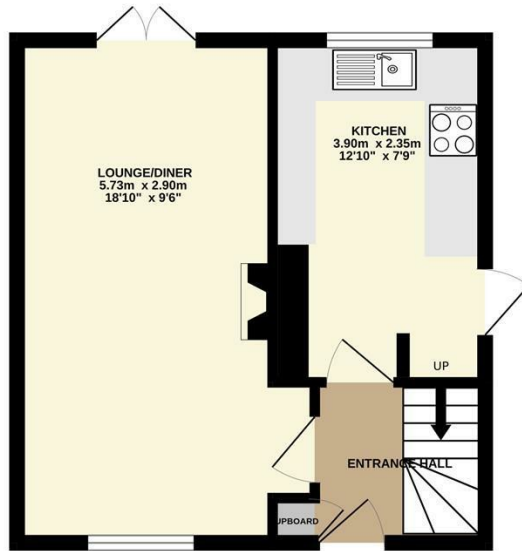
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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.

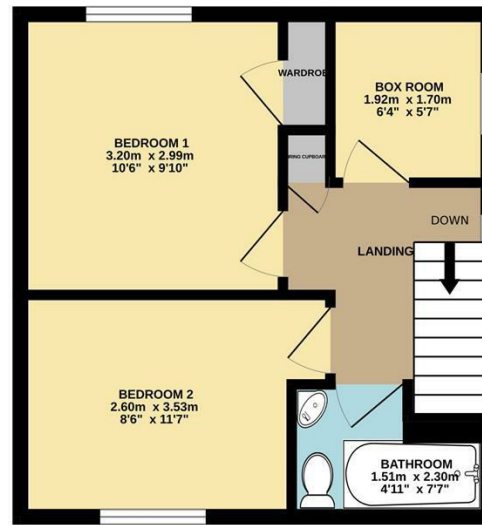
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

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.

**GROUND FLOOR**  
29.7 sq.m. (319 sq.ft.) approx.



**1ST FLOOR**  
30.3 sq.m. (326 sq.ft.) approx.



**TOTAL FLOOR AREA: 60.0 sq.m. (645 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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