



Crown Close, New Whittington, Chesterfield, Derbyshire S43 2AH

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Auction Guide £190,000

PINEWOOD



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**4/5 bedrooms
2 bathrooms
2 receptions**

- NO CHAIN - VERSATILE DETACHED 4/5 BED FAMILY HOME - 1255.00 SQ FT OF ACCOMODATION
- SINGLE DETACHED GARAGE TO THE REAR - ON STREET PARKING TO THE FRONT
 - QUIET CUL DE SAC IN THE VILLAGE OF NEW WHITTINGTON
- ENCLOSED GARDENS TO FRONT AND SIDE /ENCLOSED COURTYARD TO REAR
 - SPACIOUS LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - ALARM - COUNCIL TAX BAND C
 - TWO RECEPTION ROOMS WHICH COULD BE USED AS BEDROOMS
- STUDY/MULTI USE ROOM - BUILT IN WARDROBES TO PRINCIPAL BEDROOM
- CLOSE TO ALL THE VILLAGE AMENITIES - EASY ACCESS TO NEARBY TOWNS OF CHESTERFIELD, ECKINGTON AND DRONFIELD
- CLOSE TO MAIN COMMUTER ROUTES AND ACCESS TO THE M1 MOTORWAY NETWORK





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (i am sold). STARTING BID - £190,000.

NO CHAIN....Spacious 4/5-Bedroom DETACHED FAMILY HOME in New Whittington, Chesterfield

Nestled in a quiet cul de sac in the the village of New Whittington on the outskirts of Chesterfield, this generously proportioned four/five bedroom detached family home offers an excellent location for access to the M1 Motorway network, Main commuter routes and convenient commuting to Chesterfield, Dronfield, Eckington and Sheffield.

The ground floor features a welcoming entrance hallway with wood laminate flooring leading to a generously sized lounge enhanced by a stylish feature fire surround and bay window. A separate, versatile room is ideal for use as a study or home office, complete with patio doors that open to the side garden. Adjacent is a convenient downstairs room ideal for use as a double bedroom with an ensuite WC.

The modern kitchen is complemented by a separate utility room. There is also a spacious separate formal dining room, which could easily serve as an additional bedroom if desired.

The first floor comprises three well-proportioned bedrooms, two doubles and one single, along with a contemporary bathroom finished with a pristine white suite with shower over bath.

The outdoor space includes attractive gardens to the front and side, offering a peaceful setting, as well as an enclosed rear yard that leads to a single detached garage ideal for secure parking, workshop or storage. Additional features include gas central heating, uPVC double glazing, and a alarm system for added peace of mind.

****VIRTUAL VIDEO TOUR AVAILABLE****

ENTRANCE HALL/STAIRS AND LANDING

The entrance hall boasts elegant solid wood flooring and is enhanced by a modern uPVC entrance door and matching uPVC windows, allowing plenty of natural light. A built-in storage cupboard offers practical convenience, and stairs lead up to the first-floor landing. The landing itself features loft access, cosy carpeting, a uPVC window, and a charming seated storage area, blending functionality with comfort.

DINING ROOM/BEDROOM FIVE

10'5" x 9'11" (3.18 x 3.03)

This versatile reception room offers the flexibility to be used as an additional bedroom. It features solid wood flooring, two uPVC windows that fill the space with natural light, a radiator for added comfort, and neutral painted décor complemented by elegant coving.

KITCHEN

17'2" x 6'9" (5.24 x 2.06)

The kitchen is well-equipped with an excellent range of drawers, wall, and base units, all finished with a durable laminated worktop that incorporates a sink with a mixer tap. Natural light streams through three uPVC windows, while a radiator ensures year-round comfort. The space is finished with freshly painted décor and fitted with an extractor, oven, and four-ring gas hob. There is also provision for an under-counter fridge, adding to the kitchen's practicality.

UTILITY ROOM

8'0" x 7'2" (2.46 x 2.20)

The utility room is thoughtfully designed with a laminated worktop and a range of storage cupboards, providing ample space for organization. Two uPVC windows and a uPVC door leading to the courtyard ensure the area is light and accessible. There is space and plumbing for a washing machine, while the room is finished with painted décor and tiled surrounds, blending practicality with style.

LOUNGE

17'5" x 11'6" (5.32 x 3.53)

This spacious reception room exudes charm with its large uPVC bay window that floods the space with natural light. A feature decorative fireplace adds a focal point, complemented by the warmth of solid wood flooring. The room is tastefully finished with painted décor and benefits from two radiators, ensuring comfort throughout.

STUDY/MULTI USE ROOM

9'1" x 7'2" (2.77 x 2.19)

This versatile study or multi-purpose room offers both functionality and style. It features a uPVC window and sliding doors that open onto the side garden, creating a bright and airy atmosphere. The space is finished with painted décor and wooden laminated flooring, making it adaptable to a variety of uses.

GROUND FLOOR WC

6'7" x 4'2" (2.02 x 1.29)

The ground floor WC which could be the ensuite to bedroom four, is both practical and stylish, featuring tiled flooring and a combination of part-tiled and part-painted décor. It includes a modern cistern flush WC, a sink with chrome taps set into a laminated worktop, and additional storage cupboards. A frosted uPVC window ensures privacy while allowing natural light, and loft access adds extra utility to the space.

GROUND FLOOR
71.8 sq.m. (773 sq.ft.) approx.



1ST FLOOR
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA : 116.6 sq.m. (1255 sq.ft.) approx.
While 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 FOUR

11'0" x 8'3" (3.37 x 2.53)

Bedroom Four, located on the ground floor, is a spacious double room offering comfort and versatility. It features two uPVC windows that provide ample natural light, a radiator for year-round warmth, and soft carpeting underfoot. The neutral painted décor and coving add a touch of elegance, making it a welcoming and adaptable space.

BEDROOM ONE

17'6" x 6'7" (5.34 x 2.02)

The principal bedroom is a generous double room, beautifully appointed with built-in mirrored wardrobes for ample storage. A curved uPVC bay window adds character and floods the space with natural light. The room is finished with painted décor, wooden flooring, and a radiator, creating a stylish and comfortable retreat.

BEDROOM TWO

9'11" x 9'11" (3.04 x 3.03)

This double bedroom offers a bright and inviting space, featuring wooden flooring, a uPVC window that fills the room with natural light, and a radiator for added comfort. The painted décor provides a neutral backdrop, ready to complement any style.

BEDROOM THREE

9'8" x 6'9" (2.95 x 2.08)

This charming single bedroom is thoughtfully designed with wooden flooring and a uPVC window that allows plenty of natural light. It features a radiator for comfort, painted décor for a fresh look, and elegant coving that adds a touch of sophistication to the space.

BATHROOM

9'7" x 6'10" (2.93 x 2.09)

The family bathroom is both functional and stylish, featuring a tiled floor and fully tiled walls for a sleek, modern look. It includes a low-flush WC, a pedestal hand basin with chrome taps, and a bath fitted with chrome taps and a shower overhead. A frosted uPVC window ensures privacy while allowing natural light. The room is completed by a radiator for comfort and a built-in cupboard housing the boiler, offering practical storage.

OUTSIDE

The property boasts an enclosed garden to the front and side, offering a private outdoor space for relaxation or entertaining. On-street parking is available at the front, while the rear features an enclosed courtyard providing additional outdoor space and access to a single detached garage for secure parking or storage.

GENERAL INFORMATION

Gas Central Heating- Combi Boiler

uPVC Glazed windows

Gross Internal Floor Area - 1255.00 sq ft / 116.6 sq m

Council Tax Band - C

Tenure - Freehold

Alarm

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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