



Ashleigh Close, Old Whittington, Chesterfield, Derbyshire S41 9NA

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£365,000

PINEWOOD





# Ashleigh Close Old Whittington Chesterfield Derbyshire S41 9NA

**£365,000**

**4 bedrooms  
2 bathrooms  
2 receptions**

- NO CHAIN - Quiet Cul de Sac in a Village Location
- Single Integral Garage and Block Paved Driveway for up to three cars
  - Extensive Rear Landscaped Garden with Patio and Decking
  - Ensuite to Master Bedroom - Fitted Wardrobes to Two Bedrooms
    - Downstairs WC/Cloakroom
- Stylish Kitchen with Space for Table - Dual Aspect Lounge/Diner with Feature Fire
- Gas Central Heating (Combi Boiler) - New Front uPVC Windows and Door Fitted 2024 - Council Tax Band E
  - Separate Dual Aspect Sitting/Family Room with Bar and Gym
    - Large Utility Room To Rear
  - Modern Family Bathroom with White Suite and Roll Top Bath





NO CHAIN\*\*BEAUTIFULLY PRESENTED FAMILY HOME SET IN A SMALL PRIVATE CUL DE SAC IN A VILLAGE LOCATION\*\*Pinewood Properties are excited to offer this FOUR bed detached extended home set in beautiful surroundings in a quiet cul de sac location in the village of Old Whittington. Close to all the local village amenities and only a short drive to the town of Chesterfield.

The property downstairs comprises of a porch, entrance hall, dual aspect lounge diner with feature fire in a sandstone surround, modern shaker style kitchen with integrated appliances and space for a bistro table, separate large utility room, WC/Cloakroom, dual aspect family/sitting room with bar and gym and access to the integral single garage.

To the first floor is a master bedroom suite with built in wardrobes leading to a contemporary en suite shower room, two other double bedrooms and a single bedroom also with built in wardrobes. The fabulous family bathroom has a white suite and free standing roll top bath with mixer shower/tap. To the front is a block paved driveway for up to three cars and access into the single garage, to the rear is a landscaped fully enclosed tiered generous garden with a patio area, steps leading to a decked area and the lovely lawn and shed. There is also an additional seating area that catches the evening sun.

\*\*Virtual Viewing Available - take a look around\*

\*\*Please call Pinewood Properties to arrange your viewing today!\*\*

#### Porch

6'0" x 3'74" (1.84 x 114)

Step into a welcoming entrance with a NEW composite front door featuring glazed panels, wood laminate flooring, and elegant painted décor. A glazed wooden door leads seamlessly into the main hall.

#### Entrance Hall/Stairs and Landing

The hallway boasts soft carpet underfoot, tasteful painted décor, and coving, while the landing provides loft access and maintains the same bright, inviting style.

#### Breakfast Kitchen

11'4" x 7'10" (3.46 x 2.40)

This modern kitchen features tiled-effect vinyl flooring and cream shaker-style units, complemented by wood-effect laminate worktops. Equipped with a 4-ring gas hob, oven, extractor, dishwasher, and a 1.5 stainless-steel sink, it also boasts inset spotlights and two UPVC windows. The perfect blend of style and functionality.

#### Lounge Diner

23'9" x 11'8" (7.26 x 3.56)

A generous lounge diner perfect for entertaining. Enjoy cozy evenings by the gas fire with a striking sandstone surround. This space is bathed in natural light from two UPVC windows and sliding doors, which open onto the rear garden. Neutral décor and plush carpeting complete the room.

#### Downstairs WC

5'4" x 2'6" (1.64 x 0.78)

A convenient downstairs WC with wood laminate flooring, part-tiled walls, a low-flush toilet, and a ceramic hand basin with chrome taps.

#### Utility Room

9'10" x 8'10" (3.00 x 2.70)

A practical addition with tiled-effect vinyl flooring, shaker-style cupboards, and space for an American fridge freezer and washing machine. A stainless-steel sink with a chrome mixer tap and uPVC window and door to the rear garden complete this utility area.

#### Sitting Room/Family Room/Gym

19'10" x 8'0" (6.06 x 2.44)

This well presented dual aspect room perfect for use as a sitting/family room, with bar and gym area with gym purpose flooring, cream carpet, coving, ivory painted décor, two uPVC windows and two radiators.

#### Bedroom One

14'8" x 10'10" (4.48m x 3.31)

Bedroom one is a spacious double with rear-facing views, built-in wardrobes, carpeted flooring, three uPVC windows and a radiator.

#### Ensuite to Bedroom One

5'6" x 5'2" (1.70 x 1.58)

This contemporary fully tiled En suite shower room has a walk in shower with glass screen and rain head shower, pedestal hand basin with chrome mono bloc tap, wall mounted towel radiator, inset spotlights and uPVC frosted window.

#### Bedroom Two

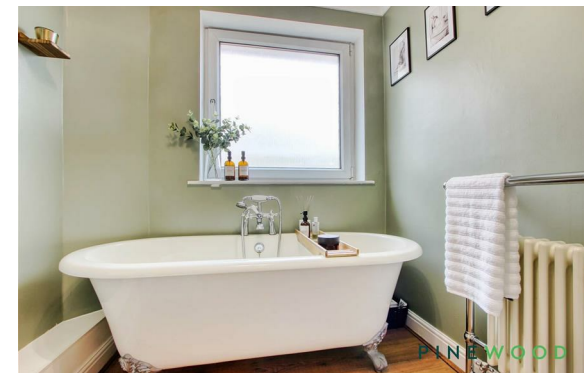
12'7" x 11'8" (3.84 x 3.57)

Is a front-facing double bedroom with neutral décor, two uPVC windows, and a radiator.

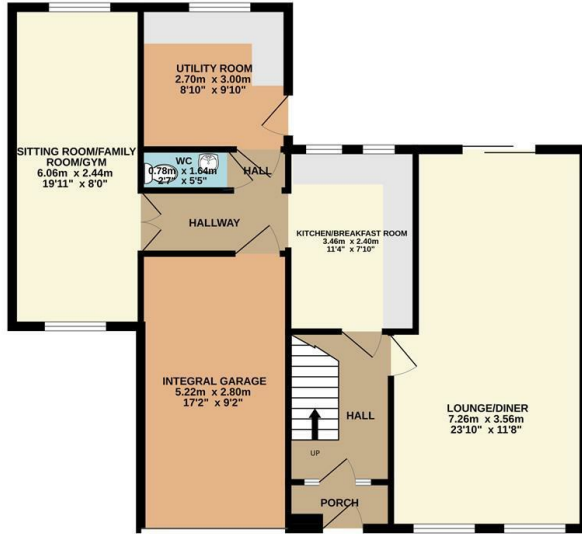
#### Bedroom Three

14'9" x 8'5" (4.50 x 2.58)

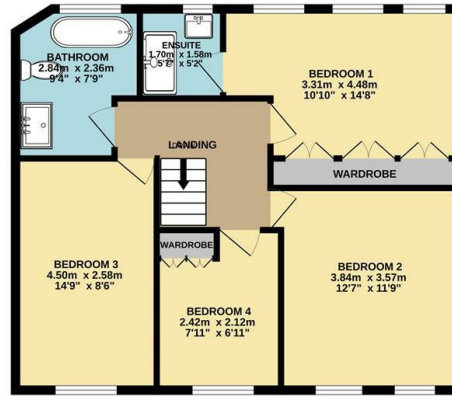
Another front-facing double with coving, carpet, painted décor and a uPVC window.



GROUND FLOOR  
82.8 sq.m. (892 sq.ft.) approx.



1ST FLOOR  
60.8 sq.m. (655 sq.ft.) approx.



TOTAL FLOOR AREA : 143.7 sq.m. (1546 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.  
Made with Metropix ©2025

#### Bedroom Four

7'11" x 6'11" (2.42x2.12)

A cozy single with built-in wardrobes, carpet, painted décor, and a radiator, Leading to;

#### Family Bathroom

9'3" x 7'8" (2.84 x 2.36)

This stylish family bathroom includes a white suite comprising of a freestanding roll top bath with chrome mixer shower and tap, cistern style WC, pedestal hand basin with chrome taps, chrome towel rail, old style radiator, wooden laminate flooring, cream painted décor, coving and a uPVC frosted window.

#### Integral Single Garage

9'2" x 17'1" (2.80m x 5.22m )

With an electric roller door, power, uPVC window and lighting, this garage is ideal for storage or parking.

#### Outside

To the front is a block paved driveway for two/three cars and access to the side of the property. The fantastic private fully enclosed generous landscaped tiered rear garden has a paved patio, steps leading up to a decked seating area and extensive lawn with shed and a additional seating area which captures the evening sun.

#### General Information

Tenure: Freehold  
Total Floor Area: 143.7 sq m/1546 sq ft  
Energy Performance Rating: D  
Loft: Lighting, Power, Loft Insulation  
Outside Power  
Fully Alarmed  
Fully uPVC Double Glazed  
Gas Central Heating (Combi Boiler)  
Shed included in the sale

#### Reservation Agreement May Be Available

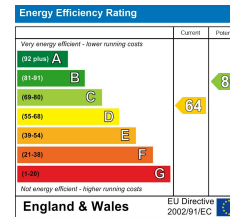
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against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