



Keswick Drive, Newbold, Chesterfield, Derbyshire S41 8HQ

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EPC

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£230,000

PINEWOOD





# Keswick Drive Newbold Chesterfield Derbyshire S41 8HQ

**£230,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - IMMACULATE FAMILY HOME
- SPACIOUS LOUNGE WITH INGLENOOK FIREPLACE
- SLEEK AND STYLISH KITCHEN DINER FITTED 2023 WITH A WHOLE HOST OF INTEGRATED APPLIANCES
- CONTEMPORARY LUXURY BATHROOM WITH JACUZZI BATH AND CONER SHOWER CUBICLE (NEWLY FITTED 2024)
- USEFUL UTILITY ROOM/REAR PORCH AREA
- BLOCK PAVED DRIVEWAY PARKING FOR TWO/THREE CARS
- LOVLEY WELL STOCKED AND MAINTAINED REAR GARDEN WITH SUMMERHOUSE, SHED, DECKING, PATIO AND LAWN
- TWO DOUBLE BEDROOMS AND A GENEROUS SINGLE BEDROOM - BUILT IN WARDROBE TO BEDROOM TWO
- SOUGHT AFTER VILLAGE LOCATION - CLOSE TO WELL REGARDED SCHOOL AND ONLY A SHORT DRIVE INTO THE TOWN CENTRE OF CHESTFIELD AND THE PEAK DISTRICT
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B







NO CHAIN - A charming upgraded three-bedroom semi-detached home over woodland to the rear.

Situated in a highly convenient and sought after village location, the property is within easy reach of well-regarded local schools, village amenities, main bus routes, and offers excellent access to Sheffield, as well as being a short drive to Chesterfield and the Peak District.

The accommodation comprises an entrance hall leading to a cosy and inviting lounge. The dining kitchen is well-stocked and beautifully appointed, having been newly fitted in 2023, and is complemented by a useful utility room/rear porch area. There are three bedrooms, one of which features a built-in wardrobe, and a stylish bathroom complete with a jacuzzi corner bath and separate shower enclosure newly fitted in 2023

Externally, the block-paved driveway provides convenient off-road parking for two/three cars. The good-sized rear garden is beautifully landscaped, featuring a summerhouse, shed, decking, patio, and a well-maintained lawn bordered by mature planting.

The property benefits from gas central heating (combi boiler) and uPVC double-glazed windows throughout.

A perfect family home with woodland views, offered with no upward chain!

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

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

#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance featuring a uPVC door with glazed panel, complemented by tasteful décor and wood-effect vinyl flooring. The hallway benefits from an under stairs storage cupboard, a radiator, and stairs leading to the first-floor landing with brand-new carpet. Additionally, there is a built-in storage cupboard and convenient loft access.

#### LOUNGE

13'5" x 12'7" (4.11 x 3.86)

The lounge is elegantly finished with painted décor and a new carpet, creating a warm and inviting atmosphere. A charming inglenook fireplace serves as the focal point, complemented by a uPVC window that fills the room with natural light. Additional features include a radiator, classic coving, and stylish feature wallpaper for a touch of character.

#### KITCHEN DINER

18'10" x 10'7" (5.76 x 3.23)

The kitchen/diner boasts stylish tiled flooring and painted décor, with two uPVC windows and uPVC French doors providing ample natural light and direct access to the garden. Elegant coving and panelling to the lower walls add a touch of character, while tiled splashbacks complement the laminated worktop. The space is well-equipped with a 1.5 ceramic bowl sink featuring a brushed stainless mixer tap, space and plumbing for a washing machine, a high-level oven and grill, a four-ring electric hob with a stainless steel extractor, and an integrated dishwasher. Cream shaker-style soft-close wall and base units provide ample storage, alongside space for a tall fridge freezer.

#### UTILITY ROOM

8'6" x 6'2" (2.60 x 1.90)

The utility room features practical tiled flooring and painted décor, enhanced by inset spotlights. A uPVC window and uPVC door provide natural light and convenient access to the rear garden. Additional benefits include a built-in storage cupboard, offering ample space for household essentials.

#### BEDROOM ONE

13'1" x 11'7" (4.01 x 3.54)

Bedroom One is a spacious double room, beautifully finished with painted décor and a brand-new carpet. The front-aspect uPVC window allows plenty of natural light, while a radiator ensures year-round comfort.

#### BEDROOM TWO

13'2" x 10'6" (4.02 x 3.21)

Bedroom Two is a generously sized double room with a rear aspect, offering lovely views of the woodland beyond. The room features painted décor, a radiator for comfort, and a built-in wardrobe providing ample storage.

#### BEDROOM THREE

8'7" x 7'11" (2.62 x 2.43)

Bedroom three is a cosy single room with a front-facing aspect, featuring painted décor and a new carpet. A uPVC window allows natural light to brighten the space, complemented by a radiator for added comfort.

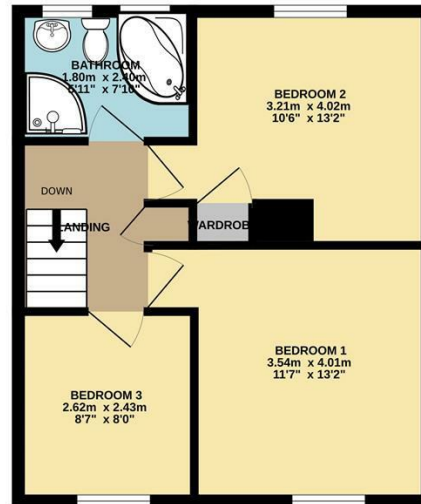
#### BATHROOM

7'10" x 5'10" (2.40 x 1.80)

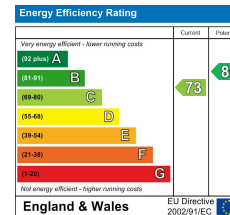
The bathroom is finished to a high standard, featuring parquet-style lino flooring and fully tiled walls. Two frosted uPVC windows provide natural light while ensuring privacy. The suite comprises a pedestal hand basin with a chrome mixer tap, a low-flush WC, a corner shower cubicle with a chrome rain head shower, and a luxurious corner jacuzzi bath. Additional features include a wall-mounted chrome towel radiator and inset spotlights, creating a modern and relaxing space.

GROUND FLOOR  
41.8 sq.m. (450 sq.ft.) approx.

1ST FLOOR  
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA : 79.5 sq.m. (856 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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**OUTSIDE**  
The rear garden is a beautifully landscaped outdoor space, featuring a decked seating area, a well-maintained lawn, and a mix of hedged and fenced perimeters for privacy. Additional highlights include a charming summerhouse and a practical garden shed, perfect for storage. To the front is a block paved driveway thee/four cars.

#### GENERAL INFORMATION

Tenure: Freehold  
Council Tax Band B  
EPC Rating - C  
Total Floor Area 856.00 SQ FT / 79.5 SQ M  
Gas Central Heating  
uPVC Double Glazing

#### 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.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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