



Newbridge Lane, Old Whittington, Chesterfield, Derbyshire S41 9JQ

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£195,000

PINEWOOD





# Newbridge Lane Old Whittington Chesterfield Derbyshire S41 9JQ

**£195,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Single Brick Built Garage with Large Store
- South Facing Enclsoed Rear Garden with Patio Seating Area and Lawn
- Driveway Parking for Two Cars - Lawn - Potential for Additional Parking
- Modern Kitchen With Integrated Dishwasher, Oven, Microwave, Hob and Extractor and Pantry/Store
  - Dual Aspect Through Lounge Diner
- Village Location with Easy Access to the Amenities and Short Drive into Chesterfield
  - Close to a Main Commuter Route and On a Bus Route
  - Panoramic Views over Chesterfield to the Rear
  - Modern Bathroom with White Suite and Shower over Bath
  - Gas Central Heating - uPVC Double Glazing - Council Tax Band A





## VIEWS OVER CHESTER....., SOUTH FACING REAR GARDEN

FANTASTIC FAMILY HOME.....Nestled in the charming area of Old Whittington, this delightful semi-detached house on Newbridge Lane offers a perfect blend of comfort and convenience. With a generous living space of 1,033 square feet, this property is ideal for families or those seeking a peaceful retreat.

The house features a welcoming reception room, currently used as a lounge diner providing an inviting space for relaxation and entertaining guests. Modern well equipped kitchen with integrated oven, hob, extractor, microwave, dishwasher and space/plumbing for a washing machine.

The three well-proportioned bedrooms offer ample room for rest and personalisation, making it easy to create a home that reflects your style. The bathroom is thoughtfully designed, catering to the needs of modern living with a white suite and shower over bath.

To the front is driveway parking for up to two cars, lawn being potential for additional driveway if needed and gated access to the single detached garage with store and rear pleasant south facing garden with lovely patio seating area and lawn, perfect for watching the kids play or entertaining family and friends

Built in 1970, this property combines classic charm with the potential for contemporary updates, allowing you to make it your own. The semi-detached layout ensures a sense of privacy while still being part of a friendly community.

Located in a desirable area, residents will benefit from local amenities, schools, and parks, all within easy reach. The surrounding Derbyshire countryside offers stunning views and opportunities for outdoor activities.

This property presents an excellent opportunity for those looking to settle in a welcoming neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Newbridge Lane is a must-see. Don't miss the chance to make this lovely house your new home!

### ENTRANCE HALL

A welcoming entrance hall with a carpeted floor, radiator, uPVC window, and two frosted glazed panels allowing for soft, natural light. The first-floor landing benefits from a uPVC window, loft access, and a useful storage cupboard.

### KITCHEN

11'8" x 8'0" (3.56 x 2.44)

A well-appointed modern kitchen boasting stylish laminate flooring and a modern uPVC window. The space is complemented by tiled surrounds, sleek laminate worktops, and a stainless steel sink with a contemporary chrome mixer tap. High-level oven, four-ring electric hob, integrated microwave and dishwasher provide convenience, with dedicated space and plumbing for a washing machine. An extractor fan ensures a fresh cooking environment, while a useful pantry/store and space for a tall fridge freezer enhance practicality. A uPVC door offers direct access to the side, garage and rear garden.

### LOUNGE

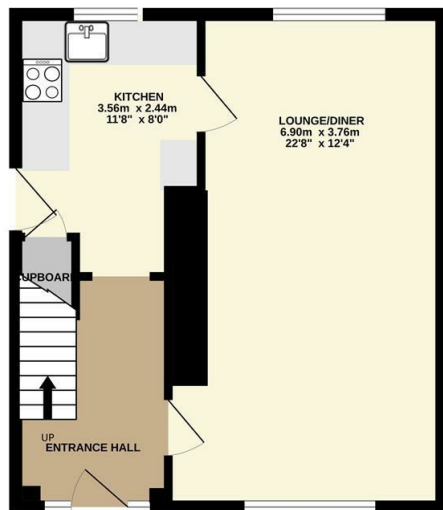
22'7" x 12'4" (6.90 x 3.76)

A bright and inviting dual-aspect lounge/dining area, featuring two uPVC windows that allow for an abundance of natural light. Finished with plush carpeting, painted decor, two radiators for warmth, and elegant coving to add a touch of sophistication.

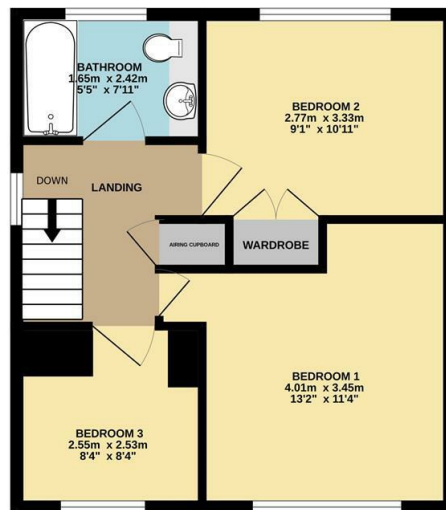




GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 77.1 sq.m. (830 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### BEDROOM ONE

13'1" x 11'3" (4.01 x 3.45)

A spacious front-facing double bedroom with a uPVC window, radiator, carpeted flooring and painted décor.

### BEDROOM TWO

10'11" x 9'1" (3.33 x 2.77)

A generous rear-facing double bedroom offering stunning views of Chesterfield and the Crooked Spire through a uPVC window, built-in wardrobes, carpeted flooring, and painted décor.

### BEDROOM THREE

8'4" x 8'3" (2.55 x 2.53)

A cosy front-facing single bedroom with a uPVC window, carpeted flooring, painted décor and a radiator.

### BATHROOM

7'11" x 5'4" (2.42 x 1.65)

Beautifully finished with a tiled floor and walls, the bathroom includes a frosted uPVC window, a bath with a chrome shower over and glass screen, a low-flush WC, and a stylish beech vanity unit with an inset sink and chrome mixer tap. Chrome towel radiator and inset spotlights complete this elegant space.

### EXTERNAL

The rear garden features a charming patio area with steps leading to a well-maintained lawn, all fully enclosed for privacy. A single brick-built garage with an up-and-over door provides secure storage or parking. To the rear of the garage is a large store. Additionally, the property benefits from a front driveway with gated access to the side, offering ample off-road parking for up to two cars and a lawn which could potentially be made into additional driveway.

### GENERAL INFORMATION

Tenure: Freehold

Total Floor Area 830.00 sq ft / 77.1 sq m

Total Floor Area with Garage 963.00 sq ft / 89.4 sq m

Large Store to The Rear of the garage 116.36 sq ft / 10.81 sq m

Council Tax Band A

uPVC Double Glazing

Gas Central Heating

EPC Rated - TBC

### 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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