



Ford Street, New Tupton, Chesterfield, Derbyshire S42 6YN

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Guide Price £170,000

P I N E W O O D



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**2 bedrooms
2 bathrooms
1 receptions**

- LARGE CONSERVATORY TO THE REAR WITH GROUND FLOOR WC BUILT IN 2024
 - DETACHED DOUBLE GARAGE TO REAR WITH ELECTRIC DOOR
 - DRIVEWAY TO FRONT FOR FOUR VEHICLES
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES - NEW CARPETS/DECOR 2024
- MODERN BATHROOM WITH SHOWER OVER AND SEPERATE WC (SHOWER FITTED 2024)
 - SPACIOUS LIGHT AND AIRY LOUNGE WITH UNDER STAIRS STORAGE CUPBOARD
- MODERN KITCHEN WITH SPACE FOR A TABLE AND INTEGRATED OVEN, HOB AND EXTRACTOR
 - WALKING DISTANCE TO THE LOCAL AMENITIES AND WELL REGARDED PRIMARY AND SECONDARY CHOOOLS
- EASY ACCESS TO THE MAIN COMMUTER ROUTES, M1 MOTORWAY AND THE TOWNS OF CHESTERFIELD AND CLAY CROSS
 - GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, EPC RATED D, FREEHOLD



Nestled in the charming village of New Tupton, this delightful semi-detached house on Ford Street offers a perfect blend of modern living and classic comfort. The property spans an impressive 913 square feet and features two well-proportioned double bedrooms making it an ideal choice for investors, first time buyers, small families or professionals seeking space.

Upon entering, you are welcomed into a spacious lounge, which is bathed in natural light and features a handy under-stairs storage cupboard. The modern kitchen is a true highlight, equipped with integrated oven, hob, and extractor, space/plumbing for a washing machine and American style fridge freezer and provides ample space for a dining table, perfect for family meals or entertaining guests.

One of the standout features of this home is the large conservatory at the rear, completed in 2024, which offers a versatile space for relaxation or social gatherings. Additionally, a ground floor WC adds to the practicality of the layout.

Upstairs the sleek and modern bathroom, also updated in 2024, includes a shower over the bath, while a separate WC enhances convenience for busy households.

Outside, the property boasts a driveway that accommodates up to four vehicles, alongside a further gated driveway leading to the detached double garage with an electric door, providing ample parking and storage options. The generous and immaculate enclosed garden space is perfect for outdoor activities or simply enjoying the fresh air, with decked seating area.

Situated within walking distance to local village amenities and well-regarded primary and secondary schools, this home is ideal for small families. Furthermore, with easy access to the M1 motorway junct 29 and the towns of Chesterfield and Clay Cross, commuting is a breeze. This property is a wonderful opportunity for those seeking a comfortable modern home in a desirable location.

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ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring tiled flooring, a uPVC front door, a uPVC window, and a radiator. The staircase, carpeted for comfort, leads to the landing which continues the tasteful décor and provides loft access, a built-in storage cupboard, and an additional uPVC window. The exposed brick wall adds character and charm to the space.

LOUNGE

15'4" x 11'10" (4.69 x 3.62)

A spacious and light-filled lounge featuring tiled flooring, two uPVC windows, and painted décor. The room includes a built-in storage cupboard, inset spotlights, and a radiator, providing a comfortable and versatile space for relaxing and entertaining, with space for a table.

KITCHEN DINER

18'10" x 8'11" (5.75 x 2.72)

A modern and spacious kitchen diner featuring tiled flooring, painted décor, and a uPVC window that floods the room with natural light. The kitchen is fitted with sleek grey gloss, handle less soft-close drawers, wall and base units, laminate worktops, a four-ring gas hob with extractor, built-in oven, and a sink with a brushed stainless steel mixer tap. There is space and plumbing for a washing machine and dishwasher/tumble dryer, as well as space for an American-style fridge freezer (American Style Fridge Freezer May Be Available by Separate Negotiation) A wall-mounted radiator completes the room, making it both practical and stylish — ideal for everyday living and family dining.

CONSERVATORY

15'8" x 9'0" (4.80 x 2.76)

A bright and versatile conservatory built in 2024 and featuring tiled flooring, painted décor, and a glazed roof that floods the space with natural light. Fitted with uPVC windows and French doors opening directly onto the rear garden, it provides an ideal space for relaxing or entertaining while enjoying views of the outdoors.

WC OFF CONSERVATORY

6'8" x 2'5" (2.04 x 0.75)

A convenient separate WC located off the conservatory, featuring tiled flooring, painted décor, and a glazed roof that allows natural light to filter through. The room comprises a low-flush WC, a ceramic sink set into a vanity unit with a chrome mixer tap, an old-style radiator, a uPVC window, and a glazed frosted uPVC panel into the hallway, providing both functionality and privacy.

BEDROOM ONE

12'3" x 11'7" (into wardrobe) (3.75 x 3.55 (into wardrobe))

A spacious double bedroom to the front of the property, featuring new carpeted flooring fitted in 2024, a radiator, and a uPVC window allowing natural light to fill the room. Finished with painted décor and an exposed brick wall adding character, the room also benefits from a built-in wardrobe, providing practical storage.

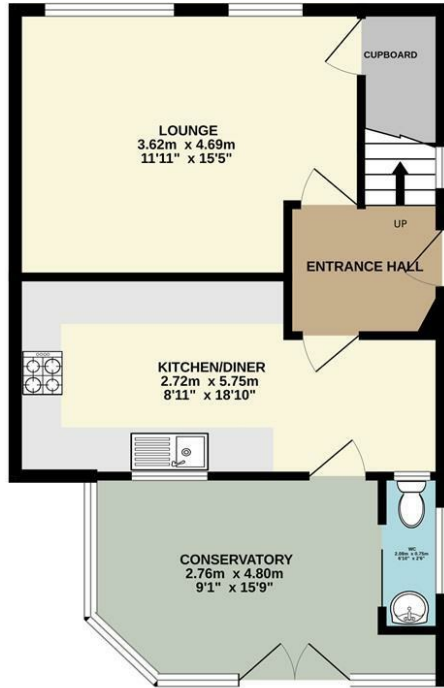
BEDROOM TWO

12'3" x 9'10" (into wardrobe) (3.74 x 3.00 (into wardrobe))

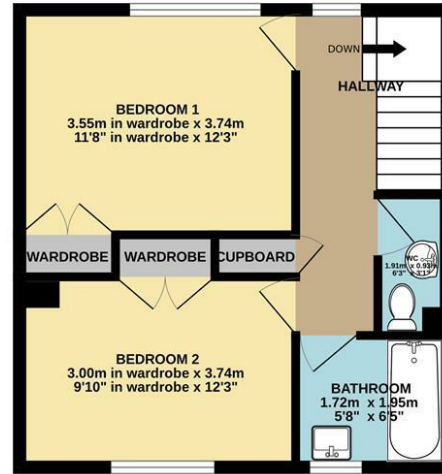
A spacious double bedroom to the rear of the property, featuring carpeted flooring fitted in 2024, painted décor, and a uPVC window allowing natural light to fill the room. The room is complete with a radiator and a built-in wardrobe, providing both comfort and practical storage.



GROUND FLOOR
49.2 sq.m. (530 sq.ft.) approx.

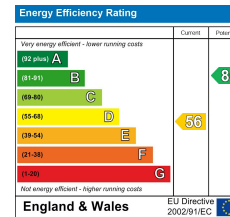


1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA : 84.8 sq.m. (913 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 is given to their operability or efficiency can be given.
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BATHROOM

6'4" x 5'7" (1.95 x 1.72)

A stylish family bathroom featuring tiled flooring and partially tiled, partially painted walls. The room comprises a double-ended bath with a glass screen and chrome mixer tap with shower hose fitted in 2024, a ceramic sink set into a white vanity unit with a chrome waterfall tap, and a wall-mounted radiator. A uPVC frosted window allows natural light while maintaining privacy.

DETACHED DOUBLE GARAGE

19'4" x 17'5" (5.90 x 5.32)

The detached double garage is accessed to the rear from the side gate, with electric up and over door, eaves storage, lighting and power, self levelled floor and epoxy painted.

SEPERATE WC

6'3" x 3'0" (1.91 x 0.93)

A well-presented separate WC featuring tiled flooring, partially tiled walls with painted décor, and a uPVC frosted window. The room includes a low-flush WC, a ceramic sink set into a white gloss vanity unit with a chrome waterfall mixer tap, and a wall-mounted radiator, combining practicality with contemporary style.

EXTERIOR

To the front, the property features a gravel driveway providing off-road parking for up to four vehicles. The fully enclosed rear garden landscaped in 2024 offers a private outdoor space with decking, raised planets, upgraded lighting, and gravel areas, leading to a detached double garage, ideal for additional storage or vehicle accommodation. Metal Storage Box 1m x 2m - May Be Available by Separate Negotiation

GENERAL INFORMATION

Tenue - Freehold
EPC Rated D
uPVC Double Glazing
Gas Central heating - Combi Boiler
Total Floor Area - 913 sq ft / 84.8 sq m
Council Tax Band A - Neddc
New Roof Fitted 2024 with New Gutters/Fascia's and Soffits
Loft - Insulated 400 mm and Partially Boarded 2024 with Lighting
American Style Fridge Freezer May Be Available by Separate Negotiation

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.

MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

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