

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

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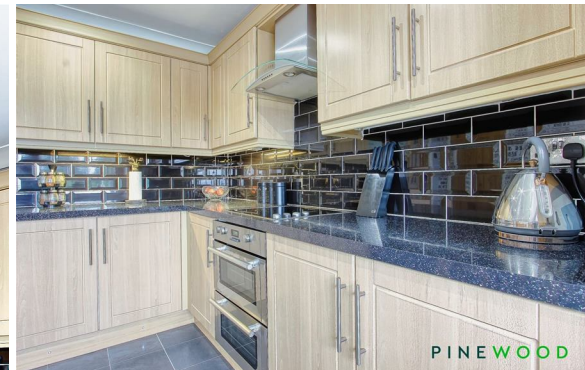
**£180,000**

**PINEWOOD**





# Crown Close New Whittington Chesterfield Derbyshire S43 2AH



**£180,000**

**3 bedrooms  
1 bathroom  
1 reception**

- IDEAL FIRST TIME BUY OR INVESTMENT HOME
- SOUTH FACING GARDEN WITH LAWN, DECKING AND RAISED PATIO SEATING AREA WITH VIEWS
  - DRIVEWAY PARKING FOR TWO CARS
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, GRILL, HOB, EXTRACTOR, FRIDGE AND FREEZER
- FULLY TILED MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
  - LOVELY FAR REACHING PANORAMIC COUNTRYSIDE VIEWS
- PLENTY OF STORAGE - PANTRY, UNDER STAIRS STORE AND ADDITIONAL STORE TO REAR PORCH
  - HEAD OF A CUL DE SAC - POPULAR VILLAGE LOCATION
- JUST OFF THE MAIN ROAD AND MAIN BUS/COMMUTER ROUTES TO NEARBY TOWNS AND ALL THE VILLAGE AMENITIES





**\*\*VERY WELL PRESENTED HOME\*\*** Pinewood Properties are delighted to offer this very well presented family home situated in the popular residential area on the outskirts of Chesterfield in the popular village of New Whittington. Close to all the village amenities with great access to Chesterfield, Sheffield, Eckington, minutes drive to the M1 & public transport connections close by. With an enclosed larger than average SOUTH FACING GARDEN with far reaching views, complete with a patio area, decked area and garden shed, making the outside space ideal for entertaining! The property downstairs comprises of an entrance hall, lounge, well appointed and equipped modern kitchen diner with pantry/store and rear porch with additional pantry/store. To the first floor is the principal double bedroom with lovely far reaching views, bedroom two also a double, bedroom three being a single and the fully tiled modern bathroom with shower over shaped bath completes this floor. To the front is driveway parking for two cars and to the rear is a larger than average garden with lawn, raised patio with views, decked seating area and space for a shed. uPVC Double Glazing and Gas Central Heating.

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING\*\***

**ENTANCE HALL, STAIRS AND LANDING**

This lovely home is entered into the hallway through the uPVC door, with tiled effect vinyl flooring, painted décor with coving, under stairs storage cupboard, uPVC window and stairs rising to the first floor landing which has a uPVC window and loft access.

**LOUNGE**

10'6" x 10'3" (3.21 x 3.14)

The cosy lounge has carpet, painted décor with a feature wallpaper to one wall, coving, radiator and uPVC window.

**KITCHEN DINER**

13'0" x 11'1" (3.97 x 3.40)

The well equipped and appointed kitchen diner has a great range of soft close drawers, wall and base units with under unit lighting and complimentary granite worksurfaces over incorporating a stainless sink with chrome mixer tap. integrated oven with separate grill, extractor and four ring hob, integrated fridge and freezer, space for a dining table. With tiled effect laminated flooring, painted décor with a feature wallpaper to one wall, coving, radiator, inset spotlighting, uPVC box bay window with views, pantry/store and a door leading to the rear porch with offers another store room.

**BEDROOM ONE**

11'3" x 11'2" (3.43 x 3.42)

This double bedroom to the rear aspect has carpet, painted and wallpaper décor, radiator, space for wardrobes and a uPVC window with lovely far reaching views.

**BEDROOM TWO**

10'6" x 10'4" (3.21 x 3.16)

This double bedroom to the front aspect has carpet, painted and wallpaper décor, radiator and uPVC window, with space for wardrobes.

**BEDROOM THREE**

7'5" x 6'8" (2.27 x 2.04)

This is a single room to the front aspect with built in storage cupboard, carpet, painted décor, radiator and uPVC window.

**BATHROOM**

7'5" x 5'11" (2.28 x 1.82)

The modern fully tiled bathroom has a white three piece suite comprising a low flush w.c, pedestal hand basin with chrome mixer tap and a panelled shaped bath with curved glass screen and shower over. With vinyl flooring, built in storage cupboard, wall mounted chrome towel radiator and uPVC frosted window.

**OUTSIDE**

To the front is a tarmac driveway for two cars and side gated access to the rear extensive garden with lawn, decked seating rear and space for a shed, the raised patio seating area has lovely far reaching views.

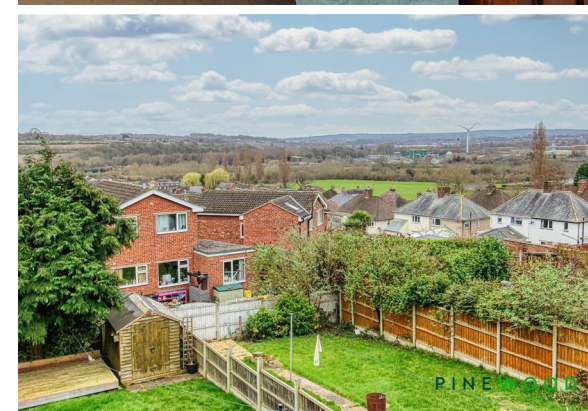
**GENERAL INFORMATION**

- Tenure: Freehold
- Energy Performance Rating: C
- Council Tax Band: B
- Total Floor Area: 741.00 sq ft / 68.8 sq m
- Fully uPVC Double Glazed
- Gas Central Heating
- Loft

**DISCLAIMER**

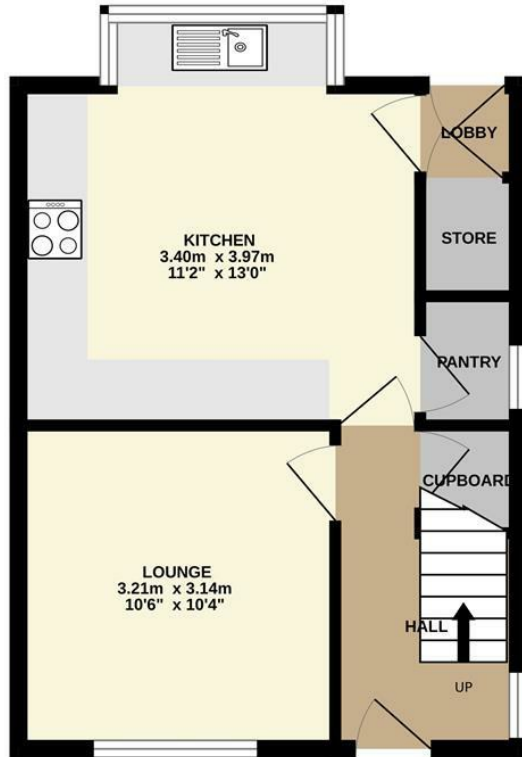
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

**RESERVATION AGREEMENT**

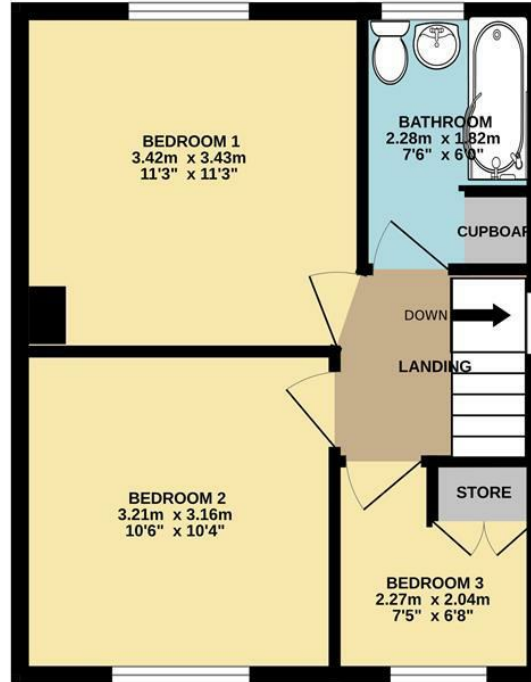




GROUND FLOOR  
34.8 sq.m. (374 sq.ft.) approx.



1ST FLOOR  
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 68.8 sq.m. (741 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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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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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