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estate agents

Clematis Cottage 4 Church Street North

Old Whittington, Chesterfield, S41 9QW

£375,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this STONE BUILT TWO DOUBLE BEDROOM DETACHED PERIOD COTTAGE, offering excellent scope for modernisation/extension (STPP) and enjoying a FABULOUS REAR PLOT WITH DETACHED GARAGE & PARKING!

Located within this Conservation area and being set in an extremely sought after residential location- ideally placed for local amenities, bus routes, schools and for commuting to Dronfield, Sheffield and Chesterfield Town Centre.

The deceptively spacious and well presented accommodation currently benefits from gas central heating with a New Combi Boiler (2/3/2026+5 year guarantee) and uPVC double glazing & comprises of a reception hallway, cloakroom/WC, front family reception room, dining room, fitted kitchen and rear conservatory. To the first floor two good sized double bedrooms and family bathroom with 3 piece suite.

Front Beech screening hedges and low maintenance front gardens. Original Feature Well and garden pond. Splendid wall Clematis. Stone pathways lead to both sides of the cottage.

Generous proportioned rear established gardens with well tended lawns and mature borders set with an abundance of planting and shrubbery.

Additional Information

Gas Central Heating- New Combi boiler installed 2/3/2026 with 5 year guarantee.

uPVC Double Glazed windows

Security Alarm System

Gross Internal Floor Area-155.6 Sq.m/ 1674.5 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area -Whittington Green School





Additional Information

Set within a Conservation Area

Restriction preventing any planting or the allowance to grow any trees or shrubs of a height greater than six feet within ten feet of the North West boundary of the property.

Welcoming Entrance Hall

12'7" x 12'4" (3.84m x 3.76m)

Spacious entrance hallway with uPVC entrance door. Feature ceiling beams and original store cupboards. Stairs climb to the first floor. Door leading to the cellar.

Cellar

12'8" x 8'10" (3.86m x 2.69m)

With power and lighting and original wall safe. Original thrawl.

Cloakroom/WC

9'1" x 3'1" (2.77m x 0.94m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Reception Room

13'7" x 12'2" (4.14m x 3.71m)

Spacious front reception room with two front aspect window. Inset stone feature hearth with electric stove. Ceiling beams,

Dining Room

13'6" x 12'0" (4.11m x 3.66m)

A second reception room with front aspect window. Stone fireplace with side plinth and electric fire.

Kitchen

12'9" x 7'10" (3.89m x 2.39m)

Comprising of a range of base and wall units with work surfaces/upstands and inset ceramic sink. Integrated oven, hob and chimney extractor. Integrated fridge, freezer and washing machine. Downlighting. Stable door leads into the Conservatory.

Sun Room/Conservatory

14'5" x 8'7" (4.39m x 2.62m)

Wood window frames with single leaded glazing. door to the rear gardens.

First Floor Landing

17'1" x 12'9" (5.21m x 3.89m)

Splendid gallery landing with linen/storage cupboard. Additional sliding door gives access to coats/towel storage. The Combi boiler is located here and is serviced. Access via a retractable ladder to the insulated loft space.

Store

4'7" x 3'0" (1.40m x 0.91m)

Linen/storage cupboard.

Front Double Bedroom One

13'0" x 12'8" (3.96m x 3.86m)

Spacious main double bedroom with front aspect window.

Front Double Bedroom Two

13'8" x 11'11" (4.17m x 3.63m)

A second generous double bedroom with front aspect window.





Family Bathroom

8'10" x 7'7" (2.69m x 2.31m)

Having half panelled walls and comprising of a 3 piece suite which includes a bath with electric shower above, pedestal wash hand basin and low level WC. Heated towel rail.

Outside

Front Beech screening hedges and wrought iron gates into the low maintenance front gardens. Original Feature Well and garden pond. Splendid wall Clematis.

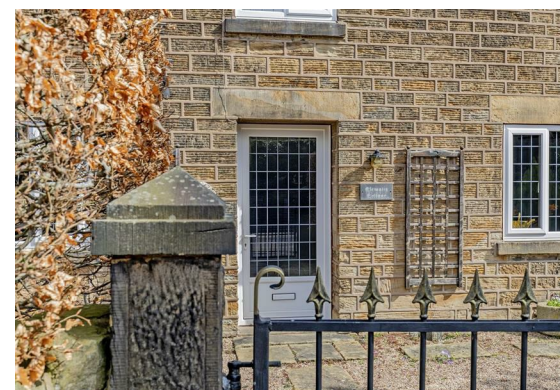
Stone pathways lead to both sides of the cottage.

Generous proportioned rear established gardens with well tended lawns and mature borders set with an abundance of planting and shrubbery. Rear access to the block paved driveway which provides ample car parking spaces and leads to the detached garage.

Detached Garage

19'3" x 9'9" (5.87m x 2.97m)

Access Lane with right of way which includes three other residents leads to the detached garage. Car standing space in front of the garage.



School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

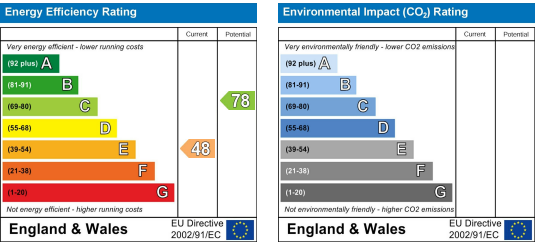
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

