



Derby Road, Chesterfield, Derbyshire S40 2ER

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 EPC

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£117,500

PINEWOOD





**Derby Road**

**Chesterfield  
Derbyshire  
S40 2ER**

**£117,500**

**2 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - Ideal for Investors and First Time Buyers - New Decor and Flooring Throughout
  - Close to M1 Motorway Junct 29
  - Two Reception Rooms
  - Two DOUBLE Bedrooms - On With Built in Storage
- NEW Modern Bathroom with White Suite and Bath and Shower Cubicle
- Gas Central Heating (Combi Boiler) - uPVC Double Glazing - Council Tax Band A
- Fully Enclosed Rear Garden with Outbuilding Store, Shed and Dog Kennels
  - Walking Distance to the Town Centre
  - On a Bus Route and Main Commuter Route
- Modern Kitchen With Integrated Oven, Hob and Extractor - Fitted 2022



NO CHAIN – Ideal for Investors & First-Time Buyers!

A well-presented and renovated two-bedroom home in a prime location, offering excellent commuter links with easy access to the M1 (Junction 29). This spacious property boasts two reception rooms, two generous double bedrooms (one with built-in storage), and a modern bathroom featuring a white suite, bath, and separate shower cubicle. The modern kitchen comes complete with an integrated oven, hob, and extractor. Externally, the fully enclosed rear garden provides ample outdoor space with an outbuilding store, shed, and dog kennels.

Additional benefits include gas central heating via a combi boiler, uPVC double glazing, and Council Tax Band A.

Conveniently situated within walking distance of the town centre, on a main bus route, and a key commuter route. An excellent opportunity not to be missed!

\*NEW DECOR\*NEW FLOORING AND CARPETS\*NEW BATHROOM

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

\*\*PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING\*\*

#### LOUNGE

12'9" x 11'9" (3.90 x 3.60)

This inviting reception room features a modern grey carpet, fresh décor, and a charming feature fireplace, creating a warm and welcoming atmosphere. A uPVC entrance door and window allow natural light to fill the space, while a radiator ensures year-round comfort. Perfect for relaxing or entertaining!

#### DINING ROOM - 2ND RECEPTION ROOM

13'2" x 12'9" (4.02 x 3.90)

This spacious second reception room seamlessly flows into the modern kitchen, creating an open-plan layout ideal for contemporary living. Featuring a stylish grey carpet, freshly painted décor, a uPVC window for natural light, and a radiator for comfort. Additional built-in storage provides practical space solutions.

#### KITCHEN

8'5" x 7'4" (2.58 x 2.25)

Featuring a stylish range of beech wall and base units with complementary laminate worktops and tiled splashbacks, this modern kitchen is both functional and attractive. A stainless steel sink with a mixer tap adds a sleek touch, while the grey wood-effect parquet vinyl flooring enhances the contemporary feel. Freshly painted décor, a uPVC window, and an external door provide a bright and airy atmosphere.

#### BEDROOM ONE

12'9" x 11'1" (3.90 x 3.40)

This generously sized double bedroom benefits from a bright front aspect, featuring a soft carpet, built in storage, freshly painted décor, and a uPVC window that allows plenty of natural light. A radiator ensures warmth and comfort, making this a perfect retreat.

#### BEDROOM TWO

13'1" x 8'11" (4.01 x 2.74)

This spacious double bedroom enjoys a peaceful rear aspect, featuring a soft carpet, neutral painted décor, and a uPVC window for natural light. Additional benefits include a radiator for comfort and built-in storage for added convenience.

#### BATHROOM

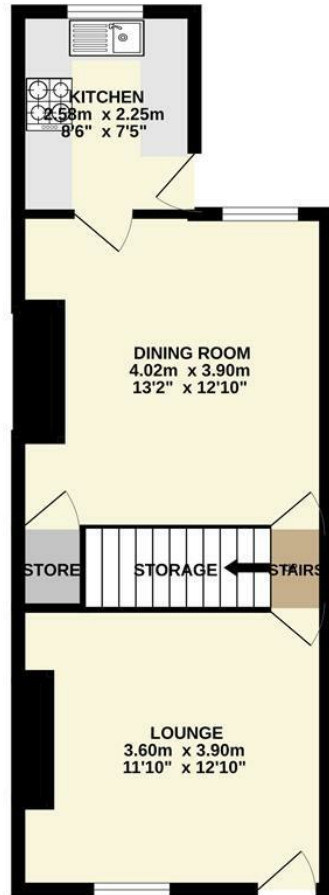
8'7" x 7'0" (2.63 x 2.14)

This modern bathroom boasts a stylish white suite, including a bath with a chrome mixer tap, a separate shower cubicle, a low-flush WC, and a pedestal hand basin with a chrome mixer tap. The grey wood-effect parquet-style vinyl flooring complements the sleek design, while Mermaid boarding to the walls ensures a low-maintenance finish. A uPVC frosted window provides privacy and natural light, with a radiator for added comfort.



GROUND FLOOR  
38.2 sq.m. (411 sq.ft.) approx.

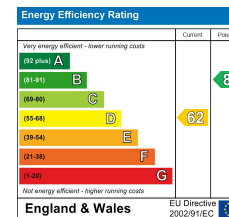
1ST FLOOR  
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 76.5 sq.m. (823 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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## EXTERIOR

To the front the property is set back from the road via a small forecourt, to the rear is an enclosed garden with patio, lawn, shed and kennels,

## GENERAL INFORMATION

COUNCIL TAX BAND - A - NEDDC  
TENURE - FREEHOLD  
TOTAL FLOOR AREA - 823.00 sq ft / 76.5 sq m  
EPC RATING - D  
GAS CENTRAL HEATING - COMBI BOILER  
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.

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# PINEWOOD



ESTAS  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER

