



Plot 197, Whinfell Road, Newbold, Chesterfield, Derbyshire S41 8ES

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 EPC

Offers In The Region Of £479,950

PINEWOOD



**Plot 197
Whinfell Road
Newbold
Chesterfield
Derbyshire
S41 8ES**

**Offers In The Region Of
£479,950**

**4 bedrooms
2 bathrooms
2 receptions**

- Spacious property on Whinfell Road
- Located in Newbold, Chesterfield
 - Close to local amenities
- Easy access to transport links
 - Ideal for families
 - Ample living space
 - Quiet residential area
- Potential for modernisation
- Great investment opportunity
- Viewing highly recommended



LANDING AS ONE OF THE LAST PLOTS AVAILABLE WITHIN THE STUNNING SKYLARKS DEVELOPMENT, PLOT 197 IS WORTH YOUR TIME TO VIEW... Located in the charming area of Newbold, Chesterfield, Whinfell Road presents a unique opportunity for those seeking a property with potential. This location is known for its friendly community and convenient access to local amenities, making it an ideal spot for families and professionals alike.

While the property type is classified as 'other', it offers a blank canvas for creative minds looking to develop or transform the space to suit their needs. The absence of a specified square footage allows for flexibility in envisioning the possibilities that this property holds. Whether you are considering a residential project or a commercial venture, the potential here is limited only by your imagination.

Newbold is well-connected, with excellent transport links to Chesterfield town centre and beyond, ensuring that you are never far from the hustle and bustle of city life while still enjoying the tranquillity of suburban living. The area boasts a variety of local shops, schools, and parks, making it a desirable location for those who appreciate both convenience and community.

In summary, Whinfell Road offers a rare opportunity to acquire a property in a sought-after location, perfect for those looking to invest in their future. With its promising potential and welcoming neighbourhood, this property is certainly worth considering for your next venture.

Video tour available,

Contact Pinewood Properties for more information or to book a viewing.

Entrance Hall and Lounge

20'5" x 11'8" (6.22m x 3.55m)

A spacious and welcoming entrance hall leads into the heart of the home, connecting the lounge and the open-plan kitchen/diner. The lounge is bright and airy with natural light pouring in through multiple windows, offering a comfortable space for relaxation. Double doors open out to the garden, enhancing the sense of space and light.

Kitchen/Diner and Utility Room

20'5" x 24'9" (6.22m x 7.54m)

The large kitchen/diner is wonderfully light and spacious, featuring a range of white cabinetry paired with dark worktops and modern integrated appliances including a double oven and gas hob. The layout offers plenty of preparation space, and the dining area comfortably accommodates a large table with seating for six, ideal for family meals or entertaining. French doors open to the rear garden, allowing for easy indoor-outdoor flow. The utility room, adjacent to the kitchen, provides additional space with a sink and cupboards, as well as external access.

WC

6'5" x 3'8" (1.95m x 1.11m)

The ground floor cloakroom is practical and neatly finished, featuring a WC and wall-mounted basin, set against neutral tiling and paintwork for a clean look.

Bedroom 1 and Ensuite

13'5" x 13'10" (4.10m x 4.21m)

The master bedroom is a generous double room with dual aspect windows providing plenty of natural light. It features built-in wardrobes and an ensuite bathroom, which includes a shower, WC, and basin, finished in a contemporary style.

Bedroom 2

10'3" x 10'11" (3.12m x 3.33m)

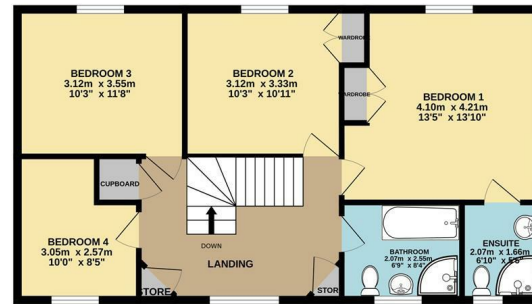
Bedrooms 2 and 3 are well-proportioned doubles, each with built-in wardrobes and windows that brighten the rooms naturally, suitable for children, guests or home office space.



GROUND FLOOR
73.6 sq.m. (792 sq.ft.) approx.



1ST FLOOR
68.4 sq.m. (736 sq.ft.) approx.



TOTAL FLOOR AREA: 142.0 sq.m. (1529 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bedroom 3

10'3" x 11'8" (3.12m x 3.55m)

Bedroom 3 is another comfortable double with a window overlooking the garden, offering a flexible room for family or guests.

Bedroom 4

10'0" x 8'5" (3.05m x 2.57m)

Bedroom 4 is a cosy single room that could also serve as a study or nursery, with a window bringing in natural light and built-in storage space.

Bathroom

6'9" x 8'4" (2.07m x 2.55m)

The family bathroom is well-appointed with a bath, separate shower enclosure, WC and basin. The neutral tiling and wood-effect flooring add warmth and style to this functional space.

Landing

The landing offers access to all upstairs bedrooms and storage cupboards, with a bright and open feel from windows that allow natural light to flood in.

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.

GENERAL INFORMATION

Total Floor Area: 1529 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Reservation Agreement

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.

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



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