

wards
estate agents

2 Prospect Road

Old Whittington, Chesterfield, S41 9DU

Guide price £260,000

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Guide Price £260,000-£270,000
Generously proportioned, well maintained TWO DOUBLE BEDROOM DETACHED BUNGALOW- set on a FABULOUS CORNER PLOT within this extremely sought after residential location- ideally placed for local amenities, bus routes, schools and for commuting to Dronfield, Sheffield and Chesterfield Town Centre.

Internally the well presented accommodation benefits from gas central heating with a Combi Boiler (newly installed in 2023) and uPVC double glazing. Comprises of entrance hallway, integrated kitchen, with access into the conservatory having views over the fabulous corner garden plot, family reception room. Partly tiled family bathroom with 3 piece suite and two double bedrooms.

Set on a generous corner plot, the property is surrounded by beautifully maintained gardens. The front driveway offers secure off-road parking leading to a detached garage with an up-and-over door and a rear access door to the garden.

Wrap-around gardens are predominantly lawned and fenced for privacy, featuring a historic stone wall over 150 years old, reflecting the bungalow's rich history. Extensive documentation is available to support the property's unique heritage. Additionally, multiple storage sheds provide practical storage solutions. A spacious decked area invites enjoyment of this delightful outdoor space.

























Additional Information

Gas Central Heating-
uPVC double glazed windows
uPVC facias & soffits
Gross Internal Floor Area - 90.7 Sq.m/ 975.8 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area- Whittington Green School

Entrance Hall

9'6" x 9'5" (2.90m x 2.87m)

Front uPVC entrance door into the entrance hall with solid wood flooring, the home flows effortlessly into the further accommodation. Feature half wall panelling.

Access to the insulated loft space where the Combi boiler is located. (Installed in 2023)

Integrated Kitchen

10'11" x 9'10" (3.33m x 3.00m)

Comprising of a range of base and wall units with complimentary wooden work surfaces and inset Belfast sink with tiled splash backs.
Integrated electric oven, gas hob with chimney extractor above. Integrated slimline dishwasher and washing machine (New in October 2025) for added convenience. Space for fridge freezer. Stone tiled floor.

Conservatory

10'6" x 9'7" (3.20m x 2.92m)

uPVC conservatory which offers a lovely view of the surrounding garden. It features radiators connected to the gas boiler, ensuring year-round comfort, with access to a decked seating area, perfect for family and social entertaining or relaxing. Finished with parquet-style flooring, the conservatory enhances the home's flexible accommodation.

Reception Room

15'10" x 11'5" (4.83m x 3.48m)

Light and airy reception room with dual-aspect windows and a contemporary inset log effect gas fire. Complemented by ceiling coving and solid wood flooring.

Rear Double Bedroom One

12'0" x 11'5" (3.66m x 3.48m)

Main double bedroom with side aspect window overlooking the gardens. Feature wall panelling and solid wood flooring

Front Double Bedroom Two

10'11" x 9'0" (3.33m x 2.74m)

A second double bedroom also enjoys views over the gardens with side aspect window. Solid wood flooring







Superb Family Bathroom
7'9" x 6'8" (2.36m x 2.03m)
The stylish bathroom is equipped with a superb free standing roll top bath tub with shower spray from the taps and overhead additional mains shower. The space also includes a low level WC and wash hand basin. Chrome heated towel rail and is complemented by partly tiled walls and a front-facing window.

Detached Garage
23'1" x 8'6" (7.04m x 2.59m)
Having up and over door and rear personal door.

Outside
Set on a generous corner plot, the property is surrounded by beautifully maintained gardens. The front driveway offers secure off-road parking leading to a detached garage with an up-and-over door and a rear access door to the garden. The wrap-around gardens are predominantly lawned and fenced for privacy, featuring a historic stone wall over 150 years old, reflecting the bungalow's rich history. Extensive documentation is available to support the property's unique heritage. Additionally, multiple storage sheds provide practical storage solutions. A spacious decked area invites enjoyment of this delightful outdoor space.





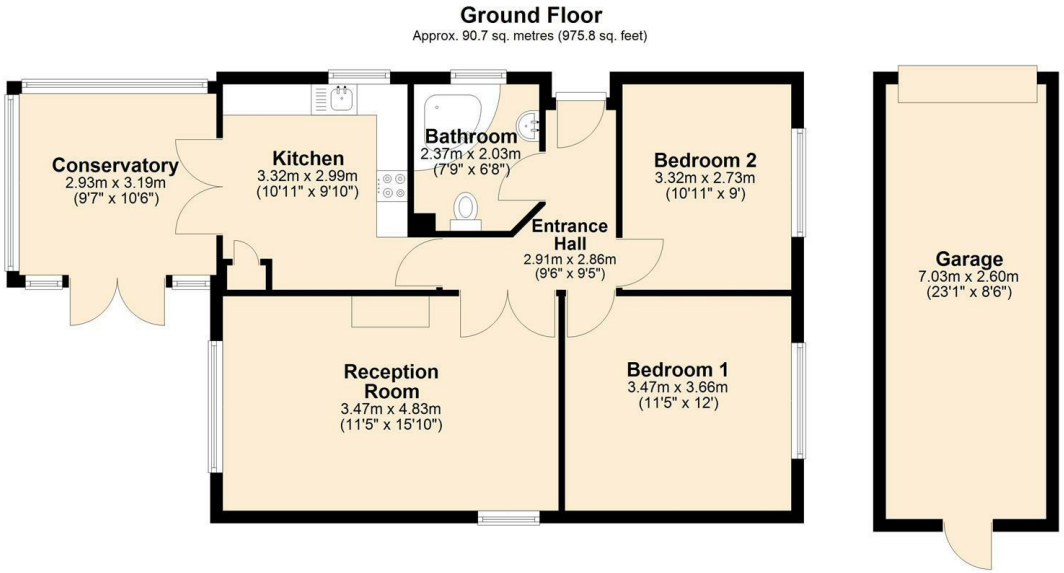


School catchment areas

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.

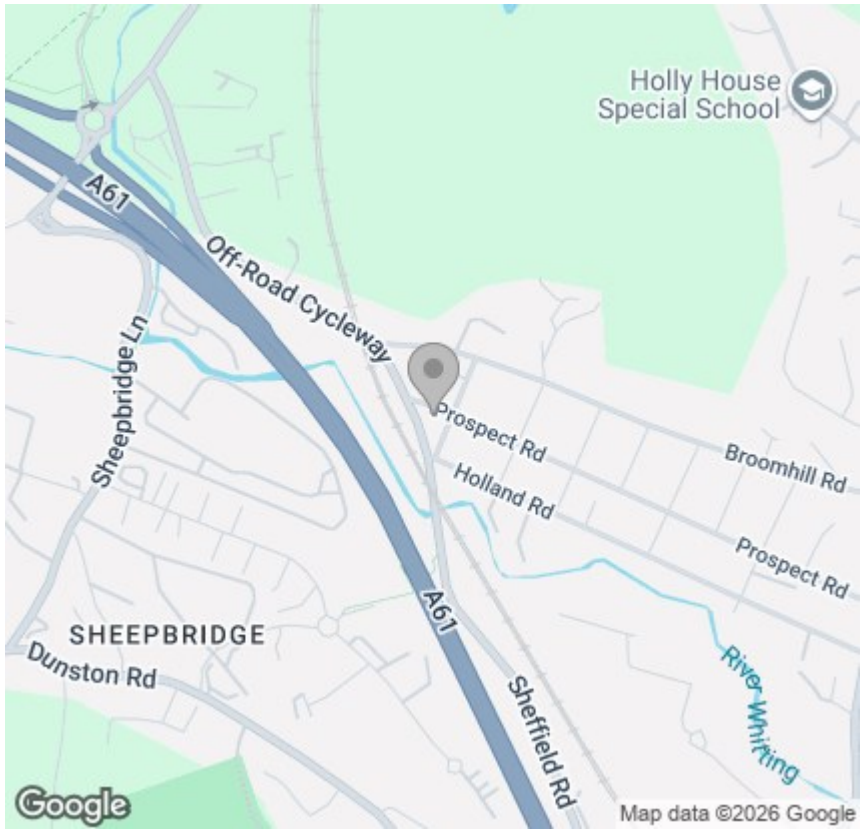
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 90.7 sq. metres (975.8 sq. feet)

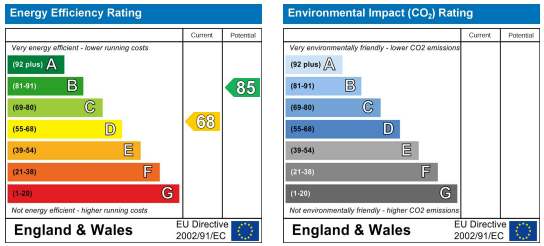
Area Map



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



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.

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