



**Hornbeam Drive, Wingerworth Chesterfield S42 6FY**

**welcome to**

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This beautifully presented Three Bedroom Semi Detached home can be found on the popular estate of Tilia Homes in Wingerworth. Offering contemporary decor over two floors and Covered with NHBC. This lovely property would make the perfect home for the Young Family. Early viewing Recommended.



### **Entrance Hallway**

The main entrance of the home is accessed through a composite door to the front elevation which opens into the entrance hallway. Laid with a complementary herringbone effect flooring and fitted with a central heating radiator. Access is given to the main reception rooms of the home and the cloak room. Whilst stairs rise to the first floor accommodation and offer a built in storage cupboard under.

### **Kitchen Diner**

17' 11" Inc Bay x 8' 8" extending to 11' ( 5.46m Inc Bay x 2.64m extending to 3.35m )

This well appointed kitchen diner, sits to the front of the home. Fitted with a range of wall and base units with contrasting work surfaces and uplifts over and a stainless steel 1 & 1/2 bowl sink and drainer with mixer tap. A built in electric oven can be found housed to the units with a gas hob over, a stainless steel splash back and chimney style extractor above. The kitchen further offers space and plumbing for an automatic washing machine, whilst an integrated fridge freezer can also be found. Finished with a splash back tile to the wall, complementary herringbone style flooring and spot lighting to the ceiling. The kitchen extends to the front of the room where a full length picturesque walk in bay window allows an abundance of natural light within and offers lovely open views. Finished with a central heating radiator. This lovely area really does offer the perfect place for family dining.

### **Lounge**

15' 6" x 9' 6" ( 4.72m x 2.90m )

Found to the rear of the home, this well presented lounge of contemporary decor offers a central heating radiator. Whilst PVCu double glazed French Doors which open to the gardens, are complemented with full length side light windows, making this room bright and airy.

### **Cloakroom**

Accessed from the entrance hallway and fitted with a wall mounted hand wash basin with tiled splash back and a low flush w.c. The room further features a central heating radiator and a side facing PVCu double glazed obscure window. Whilst being finished with a complementary vinyl herringbone style floor.

### **Landing**

Stairs rise from the entrance hallway to this first floor landing. Giving access to the bedrooms and the bathroom. The landing further offers the loft access hatch and a built in airing cupboard which houses the boiler.

### **Master Bedroom**

10' 9" x 9' 6" ( 3.28m x 2.90m )

This well presented Master Bedroom, offers feature panelling to one wall. Finished with a central heating radiator and a rear facing PVCu double glazed window. A built in double wardrobe can be found to one wall and access is given to the ensuite shower room.

### **Ensuite**

Found off the Master bedroom and fitted with a modern white suite which comprises; a wall mounted hand wash basin with tiled splash back, a low flush w.c and a walk in tiled shower cubicle with electric shower and spot lighting. Finished with a wood effect vinyl floor, a chrome heated towel rail and a side facing obscure double glazed window.

### **Bedroom Two**

11' 8" x 8' ( 3.56m x 2.44m )

This front facing bedroom, features a central heating radiator and a signature full length PVCu double glazed window, which allows an abundance of natural light within and offers far reaching open views.

### **Bedroom Three**

9' + Wardrobes x 7' 1" ( 2.74m + Wardrobes x 2.16m )

This second front facing bedroom, again features a full length PVCu double glazed window, offering far reaching open views. Whilst the room is finished with a central heating radiator and a built in wardrobe to one wall.

### **Bathroom**

Completing the accommodation of the home and fitted with a modern white suite comprising; of a wall mounted hand wash basin, a low flush w.c and a panelled bath with mixer tap with shower attachment. A complementary splash back tiling can be found to the walls, whilst the room is finished with a central heating radiator, spot lighting to the ceiling and a side facing PVCu double glazed obscure window.

### **Outside & Exterior**

The front of the property offers a laid to lawn garden, finished with planted borders and a decorative central raised flower bed. The gardens are finished with a rail fence, whilst a paved pathway leads to both, the front entrance of the home and the side gate which gives access to the rear gardens. A blocked paved driveway to the side of the home offers parking for two cars and gives access to the garage. Whilst the enclosed gardens to the rear, laid mainly to lawn, offer a paved patio, the perfect pace for outside seating and entertaining. The gardens are finished with planted borders complemented with rail sleepers.

### **Garage**

Found to the top of the driveway. The garage offers an up and over door to the front elevation, power and lighting.



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## Hornbeam Drive, Wingerworth Chesterfield

- Beautifully Presented Three Bedroom Semi Detached.
- The Perfect Home for the Young Family
- Found on the Popular Development of Tilia Homes and Covered with NHBC
- Lovely open views from the Picturesque windows to the front Elevation
- Dining Kitchen, Lounge and Cloakroom
- Master Ensuite Bedroom, Two further bedrooms and Bathroom
- Enclosed well maintained gardens to the rear with Patio
- Driveway for Two Vehicles and Garage.

Tenure: Freehold EPC Rating: B

# £275,000



Please note the marker reflects the postcode not the actual property

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