









welcome to

Oak Crescent, Wingerworth CHESTERFIELD

An exceptional, effectively extended three bedroom semi detached family home, boasting, extensive high specification living accommodation, beautiful landscaped garden and ample driveway.













Entrance Hall

Entering the property through a composite door to the entrance hall. Offering tiled flooring and central heating radiator. Completed with the stairs to the first floor accommodation.

Lounge

22' 3" x 16' 3" (6.78m x 4.95m)

This sizeable lounge is fitted with a front facing double glazed window and central heating radiators. Completed with an electric fire and carpet flooring.

Dining Room

10' 8" x 14' 1" (3.25m x 4.29m)

The dining room offers the perfect space. Fitted with a rear double glazed window and central heating radiator. Finished with carpet flooring.

Kitchen

26' 5" x 8' (8.05m x 2.44m)

The Kitchen is fitted with gloss units and built in appliances including fridge/freezer, electric oven and gas hob, dishwasher and washing machine. Offering a sink and drainer and a storage cupboard. Finished with tiled flooring and patio doors.

Landing

The landing gives access to all first floor accommodation. Offering loft access and a cupboard housing the boiler.

Bedroom One

11' 6" x 14' 11" (3.51m x 4.55m)

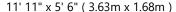
Bedroom One is fitted with front facing double glazed windows and central heating radiator. Completed with a storage cupboard, with potential use as a wardrobe, and carpet flooring.

Bedroom Two

10' 9" x 16' (3.28m x 4.88m)

Bedroom Two is fitted with a rear facing double glazed window and central heating radiator. Finished with carpet flooring.

Bedroom Three



Bedroom Three is fitted with a front facing double glazed window and central heating radiator. Finished with a storage cupboard and carpet flooring.

Bathroom

The Bathroom is fitted with a wc, hand wash basin, a shower cubicle with full wall tiling, and vinyl flooring to complete.

Outside & Exterior

To the front of the property is a block paved driveway for multiple vehicles. Offered to the rear is a patio seating area with astro turf lawn and raised borders. Housing bushes, plants and trees. Finishing this exceptional property is a wood constructed summer house with power and lighting fitted.





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Oak Crescent, Wingerworth CHESTERFIELD

- An Exceptional Semi Detached Family Home
- Effectively Extended
- Council Tax B
- Impressive Fitted Kitchen
- Extensive Living Accommodation

Tenure: Freehold EPC Rating: D

£280,000









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Property Ref: CSF103676 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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