







45 Hazel Drive

Wingerworth • Chesterfield • S42 6NE

Guide Price £180,000 to £185,000

Situated on a popular residential estate in Wingerworth, this well-presented two-bedroom semi-detached home is ideal for solo buyers, couples, professionals, or buy-to-let investors. Offered with no onward chain, the property combines practical living space with a private garden and excellent local amenities. Accessed via the side entrance, the kitchen-dining area sits at the front of the property and offers a bright, functional space with fitted storage cupboards, integrated appliances, and room for freestanding appliances. There's ample space for a dining table, making it a sociable hub for everyday living. To the left, the living room features a cosy fireplace and patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection. Upstairs, the principal bedroom is a spacious double overlooking the garden, while bedroom two is a well-sized single with a built-in storage cupboard—ideal as a guest room, nursery, or home office. A fully tiled three-piece bathroom completes the first floor, featuring a shower over bath, WC, and wash basin. Externally, the rear garden is tiered and thoughtfully arranged with multiple seating areas, offering privacy and versatility. A summer house at the top of the garden provides a peaceful retreat. To the front, the property benefits from off-road parking and a low-maintenance stoned garden. Located close to transport links, green spaces, and local amenities, this is a home that offers comfort, convenience, and strong investment potential.



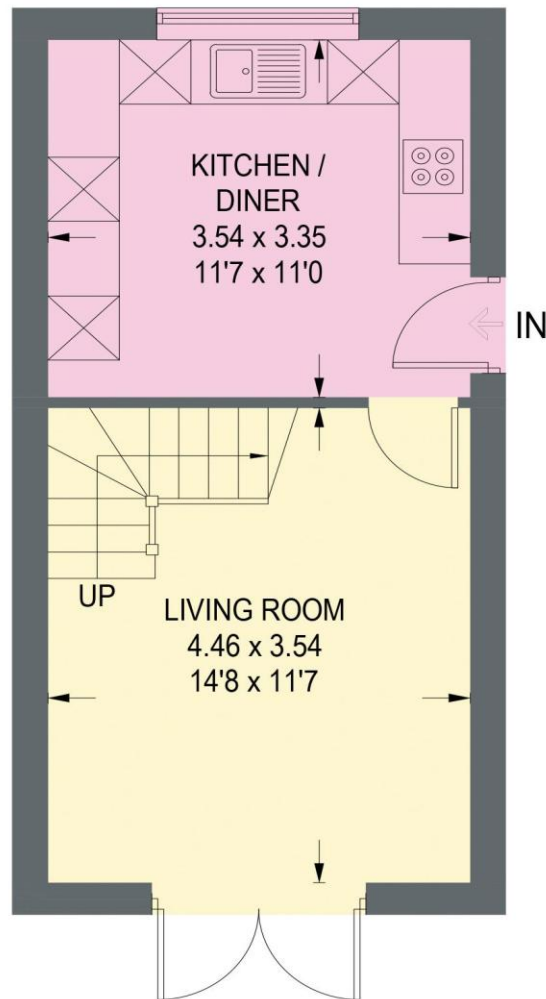


- Two Bedroom Semi-Detached
- Kitchen-Diner Area
- Living Room w/ Patio Doors
- Modern Three Piece Bathroom
- Off Road Parking
- Tiered Rear Garden
- Offered With No Onward Chain
- Kitchen w/ Storage Cupboards
- Well Presented Throughout
- EPC Rating: D / Council Tax Band A

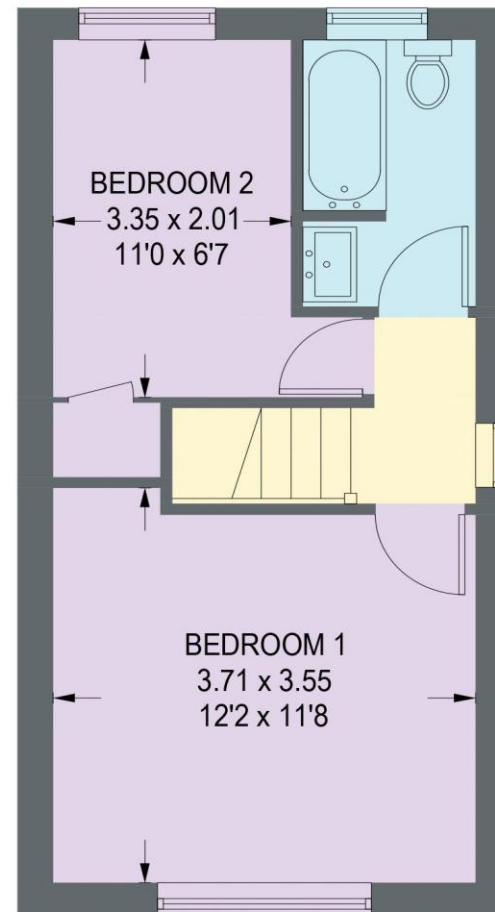


45 HAZEL DRIVE

APPROXIMATE GROSS INTERNAL AREA = 56.4 SQ M / 606.5 SQ FT



GROUND FLOOR
28.3 SQ M / 301.4 SQ FT



FIRST FLOOR
28.3 SQ M / 305.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1241285)

