



Offers Over £270,000 Freehold

3 MILFORD CLOSE | WINGERWORTH | CHESTERFIELD | S42 6UG

BuckleyBrown
ESTATE AGENTS

STYLE, SPACE & COMFORT!... Proudly presenting this splendid four-bedroom house for sale, nestled in the convenient location of Wingerworth. Local amenities are easily accessible, with access roads nearby adding convenience for commuting. This house is a perfect blend of comfort, style and convenience, waiting for its new homeowners to move in and add their own personal touches. Being spread over three floors, this home provides ample space for a growing family.

The open-plan kitchen and living area are the heart of the home, featuring modern high-gloss units, integrated appliances, and ample dining space. This thoughtful layout fosters a harmonious flow between the spaces, making it an ideal setting for family living and entertaining alike. The living space provides a welcoming space for entertaining and relaxation, and offers direct access to the garden.

The property boasts four well-proportioned bedrooms. Three of these bedrooms are generous double rooms, two of which come complete with built-in wardrobes for added convenience. The master bedroom located on the second floor boasts an en-suite bathroom for added privacy and convenience. The property further benefits from two additional bathrooms - a chic bathroom located on the first floor, and a modern shower room situated on the second floor, ensuring no morning rush.

An enclosed rear garden offers a safe and private outdoor space for children to play or for peaceful summer lounging. Off-street parking is another significant advantage of this property.

Don't miss out, call today to view!





Entrance Hall

There is a useful storage cupboard. With stairs rising to the first floor. Door provides access into;

Kitchen/Living/Dining Room

The kitchen is fitted with a modern range of high-gloss wall and base units with sink and drainer set into work surface. Integrated appliances include an electric fan oven, a gas hob with an extractor fan over, dishwasher, fridge/freezer, and a washing machine. There is space for a dining table and chairs and an opening into the lounge area. With a window to the front elevation, two windows to the rear elevation, a central heating radiator, and access onto the rear garden via two french doors. There is also a useful storage cupboard.

Downstairs WC

Fitted with a low level WC and a pedestal hand wash basin.

Landing

With a window to the front elevation and stairs rising to the second floor. Doors provide access into;

Bedroom One

With a window to the rear elevation, central heating radiator, and a fitted wardrobe. This room also benefits from double doors leading to the Juliet balcony.

Bedroom Two

With a window to the front elevation and a central heating radiator.



Bathroom

The bathroom is fitted with a low level WC, pedestal hand wash basin, panelled bath with shower over, complimentary tiled splash back and a central heating radiator.

Second Floor Landing

With loft hatch access and a storage cupboard. The loft is fully bordered. Doors provide access into;

Bedroom Three

With two windows to the front elevation and a central heating radiator. There is also a fitted wardrobe.

Shower Room

Fitted with a low level WC, pedestal hand wash basin and a shower.

Bedroom Four

With a window to the rear elevation and a central heating radiator. This bedroom benefits from its own en-suite facility.

En-suite

Fitted with a low level WC, pedestal hand wash basin and a shower.

Outside

There is a driveway to the front allowing off-street parking for two cars. The rear garden is enclosed and features a patio seating area with the rest being mainly artificial lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(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		

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