



£315,000 Freehold

7 DENBY CLOSE | WINGERWORTH | CHESTERFIELD | S42 6UF

BuckleyBrown
ESTATE AGENTS

ONE NOT TO BE MISSED!...

Nestled in the highly desirable area of Wingerworth, Chesterfield, this immaculate 4-bedroom detached home offers the perfect blend of modern design, spacious living, and a fantastic location. With a high standard of finishes throughout and an abundance of natural light, this property provides an ideal setting for family living.

Upon entering, you'll be welcomed by a spacious and inviting hallway leading to the heart of the home. The contemporary kitchen is a standout feature, boasting sleek, matching cabinetry and generous worktop space, perfect for preparing meals and entertaining guests. Double doors open out to the rear garden, allowing for easy access to outdoor living. Adjacent to the kitchen is a spacious living room, also featuring double doors leading to the garden, creating a seamless connection between indoor and outdoor spaces. This versatile living area offers plenty of room for relaxation and family gatherings. Additionally, the ground floor includes a separate dining room, ideal for formal meals or as a home office. A convenient WC is also located on this floor for added practicality.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom is a true retreat, featuring built-in wardrobes and an en-suite shower room, providing both privacy and comfort. The family bathroom is fitted with a modern three-piece suite, offering a sleek and functional space for all the family.

The front of the property benefits from a private driveway, offering off-road parking for multiple vehicles, and a single garage providing additional storage or parking space. The well-maintained rear garden is predominantly laid to lawn, offering plenty of space for children to play or for outdoor entertaining. With surrounding fences, the garden ensures a sense of privacy and security.

Call today to book a viewing!!





Entrance Hall

With laminate flooring, stairs rising to the first floor and surrounding doors providing access into;

Kitchen 7'8" x 17'8"

Complete with a range of matching cabinetry and ample worktop space. It features an inset sink and drainer, integrated eye level double oven and a gas hob with a hood over. With double doors providing direct access to the garden.

Dining Room 7'8" x 17'8"

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

Living Room 15'0" x 11'2"

Complete with laminate flooring, windows

to rear elevation and doors providing direct access to the garden.

WC

Complete with a low flush WC and hand wash basin.

Landing

Surrounding doors provide access into;

Bedroom One 11'1" x 10'4"

With carpeted flooring, central heating radiator and windows to the front elevation. This room also benefits from a built in wardrobe and its own en-suite facility.

En-suite 3'3" x 5'8"

Complete with a modern three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the side elevation.



Bedroom Two 8'7" x 11'9"

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

Bedroom Three 7'10" x 10'11"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 8'7" x 11'9"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'2" x 9'8"

Complete with a modern three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

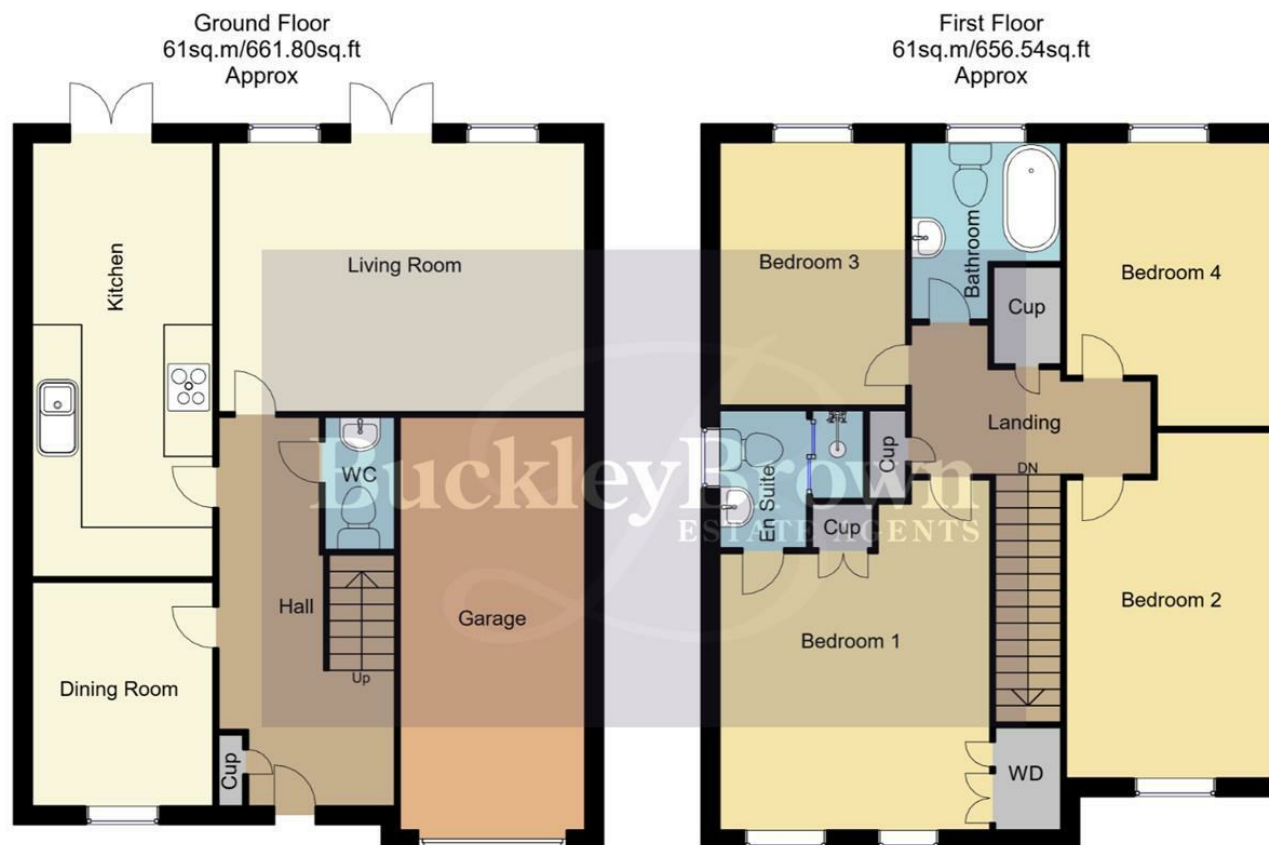
Outside

The front of the property benefits from a driveway and garage, providing ample off-road parking. The rear garden offers mostly laid lawn with surrounding fences.

Garage 7'10" x 16'4"

The garage provides further off-street parking or extra storage space.





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		93
(81-91) B	82	
(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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