



£129,500 Freehold

7 DRAYCOTT ROAD | NORTH WINGFIELD | CHESTERFIELD | S42 5LN

BuckleyBrown
ESTATE AGENTS

ONE OF THE BEST!...

This two bedroom mid-terrace property is sure to impress, located in the charming area of North Wingfield, this delightful home offers a perfect blend of comfortable living and a modern touches throughout. Situated in a great location, it has access to local amenities, schools and transport links, making this a home you do not want to miss!

Upon entering, you are greeted by the first inviting reception room, a well looked after space currently used as a dining room, perfect for spending time with family. Through into the second reception room, you will find this is another great space which has an equally warm and welcoming atmosphere. Both these rooms offer versatile space, which can be tailored to suit your lifestyle, whether you envision a cosy lounge for relaxation or a spacious dining area. The second reception room leads nicely into the modern kitchen, making it perfect for entertaining or socialising with friends and family.

Heading upstairs you will find this home boasts two well-proportioned bedrooms, providing ample space for rest and relaxation. To complete this floor, the bathroom is conveniently located at the end of the landing.

Outside is a well looked after, enclosed rear garden with lawned and pebbled areas making it easy to maintain and a perfect area for relaxing with friends in those summer months.

This charming property is a wonderful opportunity for anyone looking to purchase their next home! Don't miss out, call today to view!





Dining Room 10'3" x 12'11"

Carpeted flooring, central heating radiator and window to the front elevation.

Living Room 12'1" x 12'11"

With central heating radiator and window to the rear elevation,

Kitchen 6'10" x 9'7"

Complete with a range of matching wall and base units with complimentary workspace over. Inset sink with drainer, hob with hood over and space for appliances. Window to the rear of the property along with door allowing access into the rear garden.

Bedroom One 10'3" x 12'11"

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

Bedroom Two 8'6" x 9'7"

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

Bathroom 6'11" x 9'1"

Complete with a low flush WC, hand wash basin, shower and frosted window to the rear.

Outside

A well looked after, enclosed rear garden with lawned and pebbled areas.





Ground Floor
43 Sq.m/ 468.06 Sq.ft
Approx

First Floor
43 Sq.m/ 465.60 Sq.ft
Approx



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		82
(81-91) B		
(69-80) C		
(55-68) D	72	
(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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