



Offers Over £135,000 Freehold

71 NEW STREET | NORTH WINGFIELD | CHESTERFIELD | S42 5JP

**BuckleyBrown**  
ESTATE AGENTS



CLASSIC CHARACTER, CONTEMPORARY STYLE...This inviting property on New Street, North Wingfield, Chesterfield, is a semi-detached house, built in 1901, and has been newly renovated to offer a delightful blend of modern comfort and classic character. With its inviting façade and well-maintained exterior, this property is perfect for those seeking a warm and welcoming home in a peaceful neighbourhood.

Upon entering the ground floor, you will find two reception rooms that provide ample space for both living and dining. The living room is perfect for relaxation, while the dining room is ideal for entertaining guests. Adjacent to these rooms is a quaint yet modern kitchen, designed with style and functionality in mind, making it a wonderful space for culinary creativity.

Moving to the first floor, the property boasts two spacious bedrooms that offer plenty of natural light and comfort. Each room provides a serene retreat, perfect for unwinding after a long day. The bathroom is conveniently located, featuring contemporary fixtures that enhance the overall appeal of the home.

Outside, the property continues to impress with a generous garden that features a spacious lawn, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a lovely little patio, providing an ideal spot for al fresco dining or relaxing with a book. An outbuilding adds further potential for storage or a workshop. This charming home could be yours today; do not hesitate to call for more information or to arrange a viewing. 01246 605121





#### Living Room 13'8" x 9'10"

Laminate flooring with feature log burner, central heating radiator, built in cupboard and window to the front elevation.

#### Hall

Hallway leading to the dining room.

#### Dining Room 13'8" x 11'11"

Spacious dining room with laminate flooring, central heating radiator, and window to the rear elevation.

#### Kitchen 6'0" x 8'6"

A tiled kitchen featuring attractive, well-coordinated cupboards and worktops, with ample space for appliances and a window to the rear elevation.

#### Landing

Landing leading to the first floor.

#### Bedroom One 13'8" x 9'11"

Spacious bedroom with carpeted flooring, central heating radiator and a large window to the front elevation.

#### Bedroom Two 10'4" x 11'10"

Spacious bedroom with carpeted flooring, central heating radiator and a large window to the rear elevation.

#### Bathroom 6'1" x 8'6"

Three-piece suite comprising a low-level WC, hand wash basin and bath, with the added benefit of a cupboard and a window to the rear elevation.

#### Outside

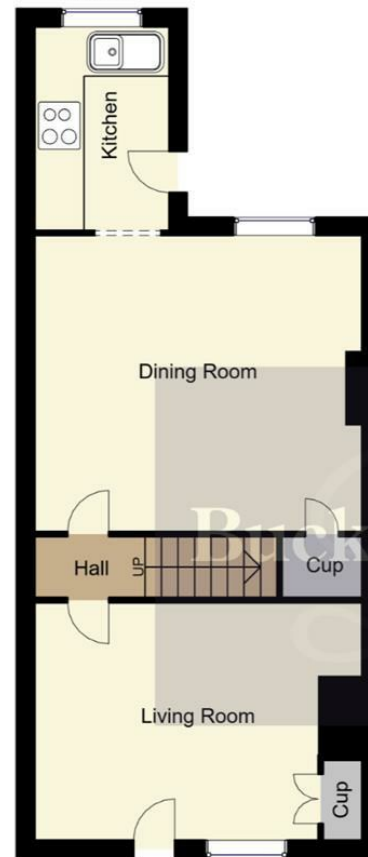
Walled front garden with steps to the entrance and a spacious rear garden with raised lawn and patio.







Ground Floor  
40sq.m/425.20sq.ft  
Approx



First Floor  
40sq.m/425.20sq.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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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