



Offers In The Region Of £130,000 Freehold

225 NORTH WINGFIELD ROAD | GRASSMOOR | CHESTERFIELD | S42 5ER

BuckleyBrown
ESTATE AGENTS

MOVE ON IN...

Situated on North Wingfield Road in the charming village of Grassmoor, this delightful two bedroom end terrace house offers a perfect blend of character and modern living. Situated in a well-connected area, offering convenient access to local shops, schools, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. This property boasts a spacious and comfortable setting and will be a perfect choice for your next home!

Upon entering you will find an inviting reception area that creates a welcoming space for relaxation and entertaining. The beams throughout create a warm and homely atmosphere while the layout maximises space and light, making it great for spending time with friends and family. Through into the kitchen, this room oozes character and is complete with a range of wall and base units. To the rear of the home you will find the downstairs WC.

Heading upstairs, this house features two well-proportioned bedrooms, both with ample space and opportunity to make your own. The second bedroom has the luxury of its own en-suite!

Outside has a generously sized rear garden with a patio area, creating ample space for seating. Further down the garden you find a woodland area, offering a peaceful retreat surrounded by trees and natural greenery.

This spacious home, with its blend of charm and modern comforts, presents a wonderful opportunity for anyone looking to purchase a gorgeous home. Don't miss the chance to make this lovely property your own.

Call today to view!





Reception Room 12'7" x 22'5"

Full of character, feature fireplace, central heating radiator and windows to the front and rear elevation.

Kitchen 6'11" x 11'10"

Complete with matching wall and base units with workspace over. Inset sink and drainer, hob with hood over and oven. Integrated dishwasher and space for appliances. Window to the side elevation.

Downstairs Bathroom 6'1" x 6'1"

Complete with a low flush WC, hand wash basin and bath. Frosted window to the rear elevation.

Bedroom One 10'11" x 13'1"

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

Bedroom Two 10'2" x 11'0"

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

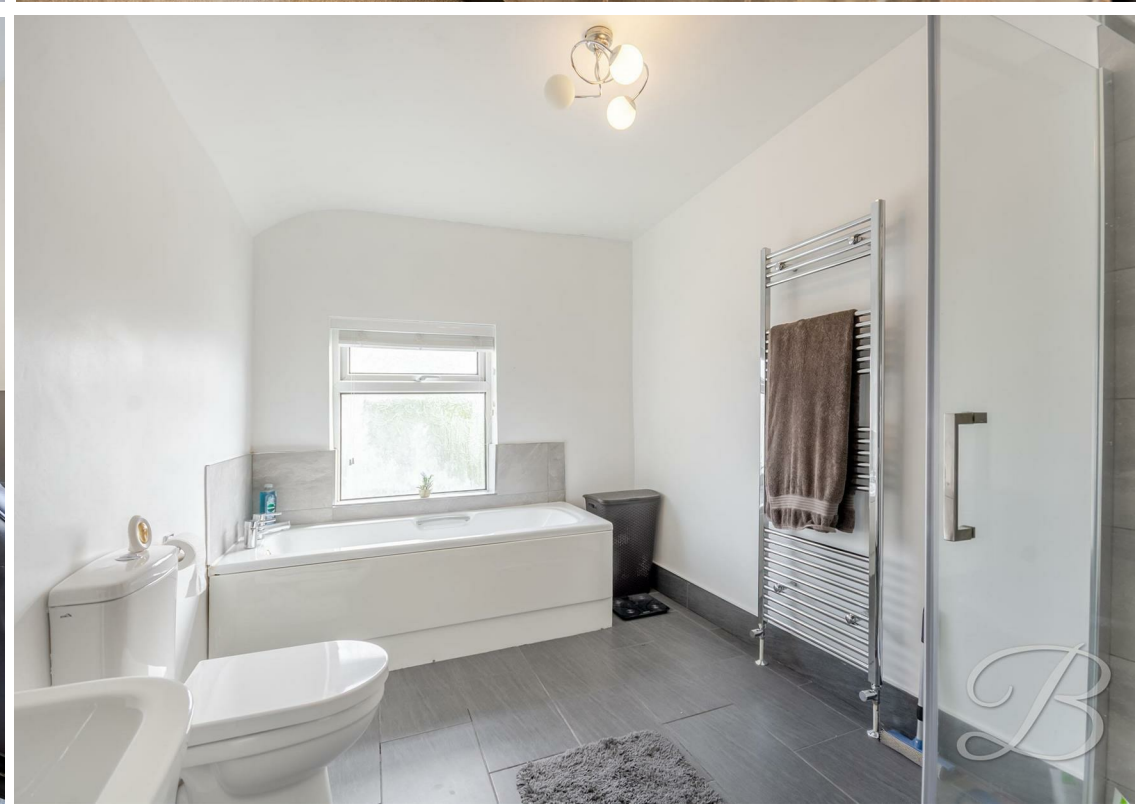
En-Suite 7'3" x 12'0"

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

Outside

A generously sized rear garden with a patio area, creating ample space for seating. Further down the garden you find a woodland area, offering a peaceful retreat surrounded by trees and natural greenery.





Ground Floor
49 Sq.m/ 529.44 Sq.ft
Approx



First Floor
42 Sq.m/ 450.34 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		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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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