

**Williamthorpe Road, North Wingfield, Chesterfield, Derbyshire S42 5NU**

 3  1  2  EPC TBC

**£170,000**

**PINEWOOD**



**Williamthorpe Road  
North Wingfield  
Chesterfield  
Derbyshire  
S42 5NU**

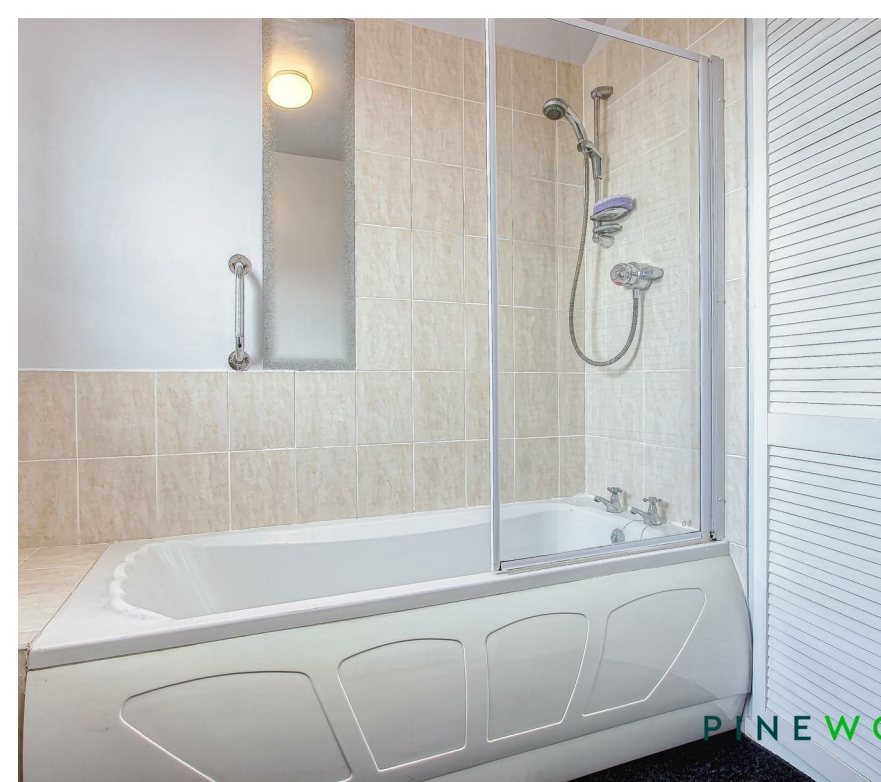


**£170,000**

**3 bedrooms  
1 bathrooms  
2 receptions**

- IDEAL INVESTMENT PROPERTY OR FIRST TIME BUY
- SINGLE GARAGE/WORKSHOP AND OFF ROAD PARKING FOR TWO CARS TO REAR
- UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - NEW LOG BURNER FITTED TO LOUNGE
  - 25M LONG GARDEN BACKING ONTO OPEN FIELDS
  - NEW KITCHEN FITTED 2021
- POPULAR VILLAGE LOCATION - CLOSE TO ALL THE VILLAGE AMENITIES
- IDEAL FOR ACCESS TO THE TOWNS OF CLAY CROSS, CHESTERFIELD AND M1 MOTORWAY JUNC 29
  - NEXT TO THE FIVE PITS TRAIL FOR WALKS
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- LOFT HAS BEEN CONVERTED TO A USEABLE ROOM - WITH EAVES STORAGE





**\*\*SINGLE GARAGE/WORKSHOP TO REAR WITH PARKING FOR TWO CARS\*IDEAL FOR INVESTORS OR FIRST TIME BUYERS\*\***

**\*\*EXTENDED HOME WITH COUNTRYSIDE VIEWS\*\*** Pinewood Properties are delighted to offer this **TWO DOUBLE BED PLUS LOFT CONVERSION** mid traced Edwardian style home offering over 1086.00 sq ft of accommodation over three floors. Located in the village of North Wingfield which is a large village four miles south east of Chesterfield providing an array of local amenities and has good public transport links offering easy access to the M1 Motorway. Within easy reach of well regarded local schools, shops, pubs, pharmacy, doctors and next door to the five pits trails, ideal for walks and cycle routes. Short distance to the town of Clay Cross with all its amenities. The property downstairs has living room, second reception room/dining room with log burner ( fitted 2023) and modern gloss kitchen. To the first floor is the main bedroom to the rear aspect with lovely views of the garden and countryside beyond and built in storage, the second double bedroom has built in storage/wardrobes. The modern bathroom has a white suite and shower over bath, stairs rise to the spacious loft conversion with eaves storage. The property is set back from the road via a walled forecourt, and to the rear is a 25m long garden with outbuilding store, from the rear gate is access to the single garage/workshop and hard standing for two cars. uPVC Double Glazing and Gas Central Heating.

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING\*\***

**LIVING ROOM**

The property is entered into the lounge through the composite door, with wooden laminate flooring, painted and wallpaper décor with coving, radiator, gas fire and uPVC window.

**SECOND RECEPTION ROOM - DINING ROOM**

15'10" x 13'4" (4.83 x 4.08)

The second reception room is currently being used as a sitting room but could also be used for a dining room, with under stairs storage, wooden laminate flooring, wallpaper and painted décor, coving and an inglenook fireplaces with log burner fitted 2023

**KITCHEN**

13'3" x 7'10" (4.06 x 2.40)

The modern kitchen was fitted in 2021 with a great range of white gloss drawers, wall and base units with a complimentary laminated worktop and tiled surrounds incorporating a stainless sink with chrome mixer tap, integrated four ring electric hob, oven and extractor, space and plumbing for a washing machine and under counter fridge and freezer. With two uPVC windows, radiator, painted décor and coving.

**STAIRS/LANDING**

The stairs rise from the second reception room with carpet, to the landing is carpet, wallpaper décor with coving.

**BEDROOM ONE**

13'6" x 10'3" (4.13 x 3.14)

This double bedroom to the rear aspect has carpet, built in storage, radiator, wallpaper décor with coving and uPVC window with views of the garden and countryside.

**BEDROOM TWO**

13'4" x 10'1" (4.07 x 3.09)

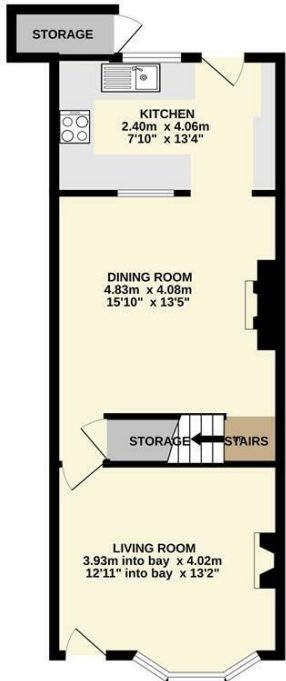
This double bedroom to the front aspect has built in wardrobes/storage, carpet, two uPVC windows letting in lots of light, radiator and wallpaper décor with coving.

**BATHROOM**

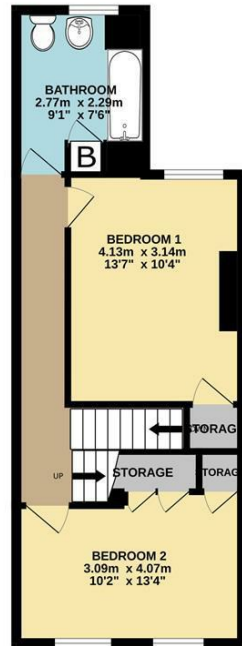
9'1" x 6'6" .95'1" (2.77 x 2 .29)

The modern bathroom has a white three piece suite comprising a bath with glass shower screen and shower rover, cistern flush w.c and a pedestal hand basin with chrome taps. With carpet, built in storage cupboard housing the boiler and radiator.

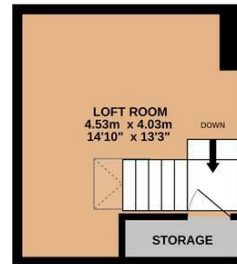
GROUND FLOOR  
44.1 sq.m. (474 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



2ND FLOOR  
17.8 sq.m. (192 sq.ft.) approx.



TOTAL FLOOR AREA: 100.9 sq.m. (1086 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

LOFT ROOM  
14'10" x 13'2" (4.53 x 4.03)

The loft has stairs accessed via the landing up to the loft conversion, with carpet, painted décor, skylight and eaves storage to either side.

### DETACHED GARAGE/WORKSHOP

There is a detached garage/workshop to the rear with driveway parking for two cars.

### OUTSIDE

To the front the property is set back from the road via a walled garden, to the rear is a 25m long garden with outbuilding/store, the gate to the rear gives access to the rear access road, single garage/workshop and hard standing for two cars.

### GENERAL INFORMATION

TENURE: FREEHOLD  
ENERGY PERFORMANCE RATING: TBC  
TOTAL FLOOR AREA: 100.90 SQ M / 1086.00 SQ FT  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING: COMBI BOILER

VENDOR SUPPLIED INFORMATION: PIV STSTEM INSTALLED - Positive Input Ventilation (PIV) also sometimes known as positive pressure ventilation work as a whole house ventilation system and create fresh and healthy living environments by supplying fresh, filtered air into a property at a continuous rate throughout.

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

PINEWOOD

