



Murray Lane, Wingerworth, Chesterfield, Derbyshire S42 6FL

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£350,000

P I N E W O O D



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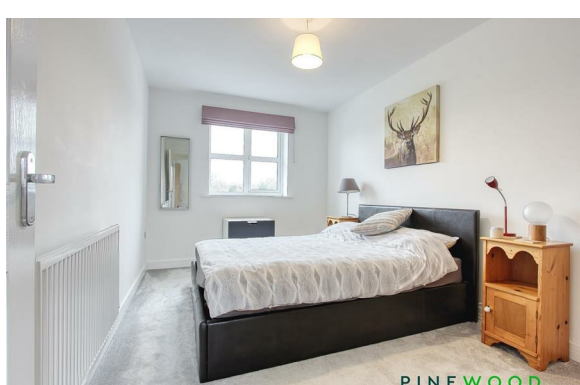


£350,000

**4 bedrooms
2 bathrooms
1 reception**

- NO CHAIN - IMMACULATE FAMILY HOME BUILT 2019 - 5 YEARS NHBC WARRANTY REMAINING
- CUL DE SAC - SOUGHT AFTER VILLAGE - FAR REACHING COUNTRYSIDE VIEWS OVER NATURE RESERVE
- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS - ADDITIONAL ON STREET PARKING ALSO AVAILABLE
 - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND D
 - SUPER WELL EQUIPPED MODERN HIGH GLOSS KITCHEN DINER
 - UTILITY ROOM AND GROUND FLOOR W.C/CLOAKROOM
- ENSUITE SHOWER ROOM AND BUILT IN WARDROBES TO PRINCIPAL BEDROOM
- MODERN FAMILY BATHROOM WITH WHITE SUITE, BATH AND SEPARATE SHOWER ENCLOSURE
- FULLY ENCLOSED LANDSCAPED REAR GARDEN WITH INDIAN SANDSTONE PATIO AND LAWN
 - SEPARATE LOUNGE,





****STUNNING VIEWS**** Pinewood Properties are delighted to offer this immaculately presented **FOUR BED FAMILY HOME** built in 2019 (approx. 5 years NHBC warranty remaining) located at the end of a quiet cul de sac on this popular residential estate with far reaching stunning countryside views in the sought after village of **WINGERWORTH** on the edge of Chesterfield, this village has it all! Well regarded schools, village parks, doctors, chemist, independent restaurant, convenience shops, two local pubs/restaurants, beautiful walks on the Avenue Washlands Nature Reserve, Chartwell Woods, Smithy Pond and Stubbing Court Pond and near to the fantastic Hunloke Arms pub/restaurant! Only a short drive to the towns of Clay Cross and Chesterfield and easy access to the M1 Motorway, many bus routes run through the village to the surrounding areas and on the edge of the Peak District National Park too! The property downstairs comprises an entrance hall with under stairs storage, living room, ground floor w.c/cloakroom, utility room with space/plumbing for a washing machine and a well equipped high gloss kitchen diner with integrated oven/grill, hob, extractor, fridge freezer, space for a dining table with uPVC French doors leading out to the rear garden, perfect for entertaining! Stairs rise to the first floor landing with built in storage cupboard, family bathroom with white suite, bath and separate shower enclosure, principal bedroom with built in wardrobes and contemporary ensuite shower room, two further double bedrooms and a single bedroom. The front of the property benefits from stunning countryside views to the front over the Washlands nature reserve, driveway parking for two cars with additional on street parking also available and access into the single garage, to the rear is a fully enclosed landscaped rear garden mainly laid to lawn with a sun catching Indian sandstone patio. uPVC Double Glazing, Gas Central Heating (Combi Boiler)

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

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway through the composite door, with tiled flooring, painted décor, uPVC window and under stairs storage. The stairs rise to the first floor with carpet, built in storage cupboard and loft access.

LIVING ROOM

16'5" x 10'5" (5.01 x 3.20)

The separate living room has carpet, painted décor, radiator and uPVC window.

KITCHEN DINER

20'0" x 11'4" (6.10 x 3.46)

The well equipped kitchen diner has a great range of white high gloss soft close drawers, wall and base units with a complimentary laminated worktop incorporating a 1 1/2 bowl sink with chrome mixer tap. Appliances include a dishwasher, fridge, freezer, oven, grill, extractor and four ring gas hob. With tiled flooring, painted décor, radiator, plenty of space for a dining table, uPVC window and uPVC French doors leading out to the rear garden, a perfect space for entertaining family and friends! Please note the washing machine and the dishwasher can be included in the sale.

UTILITY ROOM

5'9" x 5'6" (1.77 x 1.69)

The useful utility room has a range of base units with a complimentary laminate worktop incorporating a stainless sink with chrome mixer tap, space/plumbing for a washing machine, painted décor, radiator, tiled flooring, wall mounted IDEAL combi boiler, inset spotlighting and composite door.

GROUND FLOOR W.C/CLOAKROOM

5'6" x 4'1" (1.69 x 1.25)

The ground floor w.c has a white two piece suite comprising a low flush w.c and a pedestal hand basin with chrome mixer tap. Tiled flooring, painted décor, radiator, extractor and inset spotlighting.

BEDROOM ONE

13'1" x 10'5" (4.01 x 3.20)

The principal double bedroom to the front aspect has stunning views over the Washlands Nature Reserve, with carpet, painted décor, radiator, built in wardrobes and access into the en suite shower room.

ENSUITE SHOWER ROOM

6'9" x 6'4" (2.07 x 1.95)

The contemporary en suite shower room has a white suite including a separate shower enclosure, low flush w.c, wall mounted mirrored cabinet and a pedestal hand basin with chrome mixer tap. With tiled effect vinyl flooring, painted décor, wall mounted chrome radiator, extractor, inset spotlighting and uPVC frosted window.

BEDROOM TWO

14'9" x 8'6" (4.50 x 2.60)

This is a double bedroom to the front aspect with lovely far reaching countryside views, carpet, painted décor, radiator and uPVC window, plenty of space for wardrobes.

BEDROOM THREE

13'3" x 10'2" (4.05 x 3.10)

This is a double bedroom to the rear aspect with views over the garden, wooden laminate flooring, painted décor, radiator and uPVC window, plenty of space for wardrobes.

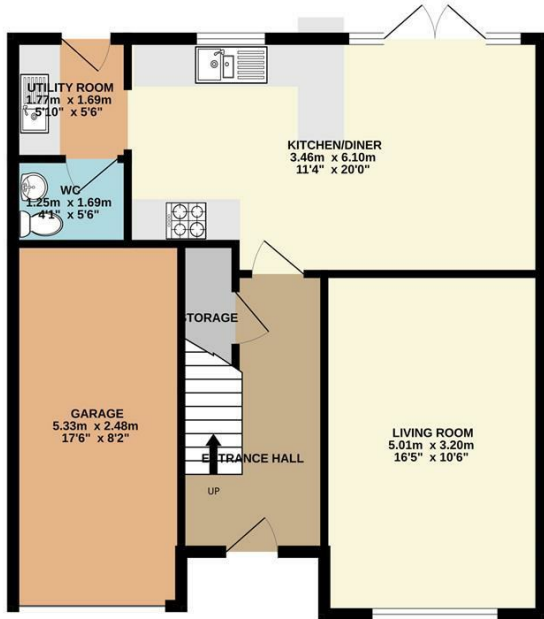
BEDROOM FOUR

10'4" x 8'6" (3.16 x 2.60)

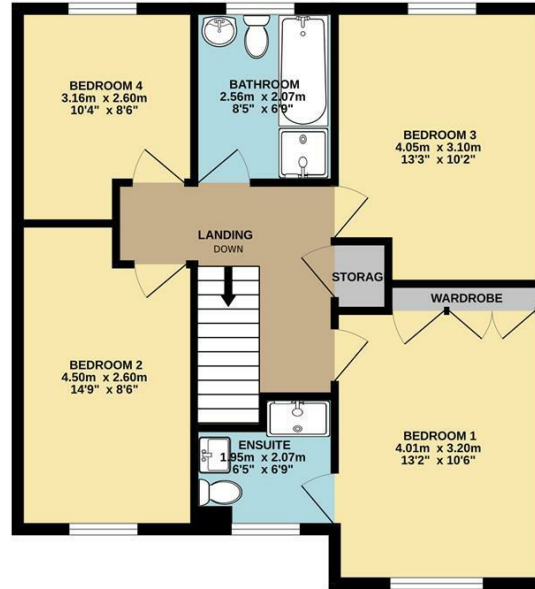
This is a single bedroom to the rear aspect with lovely views, carpet, painted décor, radiator and uPVC window, space for wardrobes.



GROUND FLOOR
63.7 sq.m. (686 sq.ft.) approx.



1ST FLOOR
61.8 sq.m. (666 sq.ft.) approx.



TOTAL FLOOR AREA: 125.5 sq.m. (1351 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.
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FAMILY BATHROOM
8'4" x 6'9" (2.56 x 2.07)

The modern family bathroom has a four piece suite including a separate shower enclosure, bath with chrome mixer tap, low flush w.c and a pedestal and basin with chrome mixer tap. With tiled effect vinyl flooring, painted décor, wall mounted chrome radiator, extractor, inset spotlighting and uPVC frosted window.

SINGLE GARAGE
17'5" x 8'1" (5.33 x 2.48)

This is a single garage with up and over door, lighting and four power sockets.

OUTSIDE

The front of the property benefits from stunning countryside view over the Washlands nature reserve, driveway parking for two cars with additional on street parking also available and access into the single garage, to the rear is a fully enclosed landscaped rear garden mainly laid to lawn with a sun catching Indian sandstone patio.

GENERAL INFORMATION

Loft: Partially boarded and electric, lights. 300mm insulation and pull down ladder
Tenure: Freehold
Council Tax Band: D
EPC Rating: B
Total Floor Area: 1343.00 sq ft / 124.8 sq m (including garage)
Gas Central Heating: Combi Boiler
uPVC Double Glazing
Blinds and Curtains as included in the sale
Dishwasher and Washing Machine can be included in the sale

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 Gazel 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 Gazel 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.

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