



**George Street, North Wingfield, Chesterfield, Derbyshire S42 5JH**

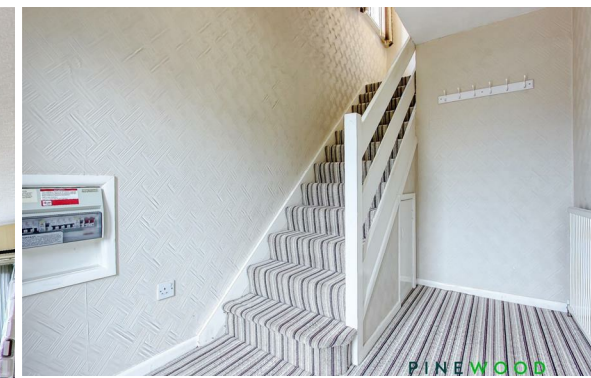
 **3**  **1**  **1**  **EPC TBC**

**£170,000**

**PINEWOOD**



# George Street North Wingfield Chesterfield Derbyshire S42 5JH



**£170,000**

**3 bedrooms  
1 bathroom  
1 reception**

- NO CHAIN - Ideal First Time Buy or Investment Property
- Gated Driveway Parking for One Car - Potential for Additional Driveway - On Street Parking Available
  - Cul De Sac Village Location
- Close to Main Commuter and Bus Routes, Easy Access to the M1 Motorway and Towns of Clay Cross and Chesterfield
- Gas Central Heating - New Boiler Fitted 2022 - New Consumer Unit - uPVC Double Glazing - Council Tax Band B
- Front Garden and Pleasant Rear Garden with Lawn, Patio and Store
  - Through Lounge Diner
- NEW Shower Room with White Suite and Shower Cubicle
  - Two Double Bedrooms - Storage to Bedroom Three
- NEW Kitchen with Integrated Oven, Microwave, Hob and Extractor



NO CHAIN...Nestled in this quiet cul-de-sac in the village of North Wingfield, Chesterfield, Derbyshire, this delightful semi-detached house offers a perfect opportunity for those seeking their first home or a savvy investment property.

Downstairs boasts an entrance hall with under stairs storage, generous through reception room, ideal for a living and dining room, NEW kitchen and upstairs sees three inviting bedrooms, two double and one single with storage, this property provides ample space for comfortable living. Upstairs sees the NEW shower room and ensures convenience for all residents. With 744 sq ft of space, there is room to grow and make this house your own.

One of the standout features of this property is the gated driveway parking for one car, with the potential to expand for an additional vehicle. On-street parking is also available for guests.

Conveniently located near main commuter and bus routes, accessing the M1 motorway junct 29 and nearby towns such as Clay Cross and Chesterfield is a breeze.

Outside, the front garden adds to the property's curb appeal, while the pleasant rear garden offers a peaceful retreat with its lush lawn, charming patio and handy store for all your gardening needs.

Don't miss out on the chance to make this house your home sweet home in this idyllic village setting. uPVC Double Glazing and Gas Central Heating (Combi Boiler)

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

**\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway through the uPVC door, with glazed panel, stairs rising to the first floor, carpet and under stairs storage. Useful area for coats and shoes. The landing has built in cupboards and loft access.

#### LOUNGE DINER

21'1" x 11'7" (6.43 x 3.55)

The through dual aspect lounge diner has two uPVC windows, two radiators, carpet and wallpaper décor.

#### KITCHEN

10'6" x 7'9" (3.21 x 2.38)

The modern NEWLY FITTED kitchen has great range of white soft close gloss drawers, wall and base units with a complementary laminated worktop with tiled surrounds incorporating a stainless sink with chrome mixer tap, with space/plumbing for a washing machine, integrated electric four ring hob and pull out extractor, high level oven and microwave and space for a tall fridge freezer. With tiled effect flooring, painted décor, radiator and uPVC window and external door.

#### SHOWER ROOM

7'11" x 5'5" (2.42 x 1.66)

The part tiled stylish NEWLY FITTED shower room has a white suite comprising a shower enclosure, low flush w.c and a pedestal hand basin with chrome mixer tap. There is a mosaic tiled effect vinyl flooring, wall mounted chrome radiator and uPVC frosted window.

#### BEDROOM ONE

11'6" x 10'1" (3.51 x 3.09)

This is a double bedroom to the front aspect with carpet, radiator and uPVC window.

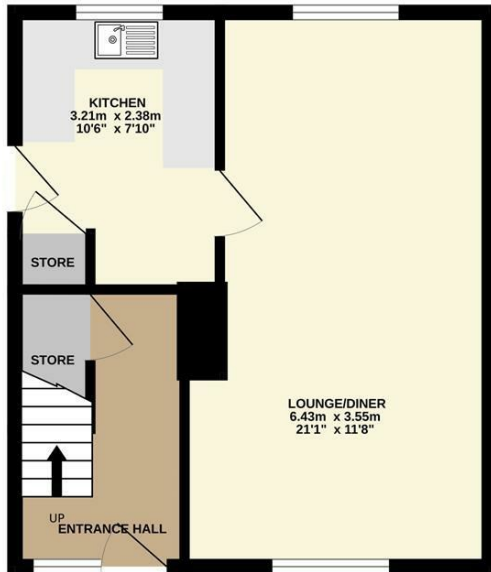
#### BEDROOM TWO

10'1" x 9'2" (3.09 x 2.81)

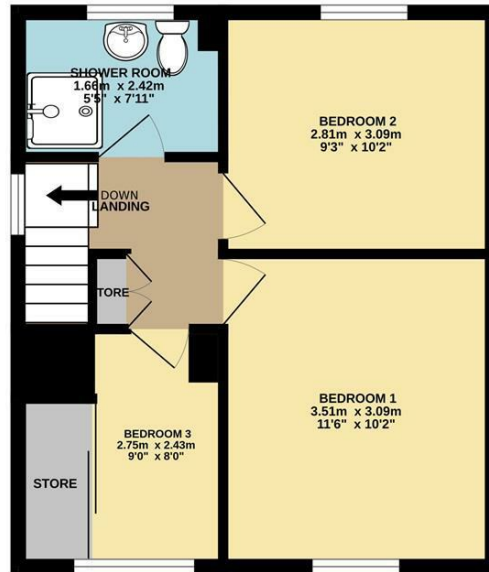
This is a double bedroom to the rear aspect with carpet, radiator and uPVC window.



GROUND FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



1ST FLOOR  
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 69.1 sq.m. (744 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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**BEDROOM THREE**  
9'0" x 7'11" (2.75 x 2.43)

This is a single bedroom to the front aspect with storage cupboard built in over the stair head, carpet, radiator and uPVC window.

**OUTSIDE**

To the front is a pleasant lawn with planted borders, gated block paved driveway parking - additional driveway could be made - to the rear is a landscaped lawn with patio seating area and shed.

**GENERAL INFORMATION**

Gas Central Heating - Combi Boiler fitted 2022  
New Consumer Unit  
uPVC Double Glazing  
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

**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.

**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.

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