



Burton Street, Wingerworth, Chesterfield, Derbyshire S42 6FH

 3  2  1  EPC B

£220,000

PINEWOOD



**Burton Street
Wingerworth
Chesterfield
Derbyshire
S42 6FH**



£220,000

**3 bedrooms
2 bathrooms
1 reception**

- Popular Residential Area - Sought After Village Location
- Beautifully Presented Throughout - Spacious Reception Room
 - Approx. Three Years NHBC Warranty Remaining
- Modern Fitted Kitchen Diner With Integrated Oven, Hob And Extractor, Fridge, Freezer, Dishwasher and Washer Dryer
- Contemporary Part Tiled Family Bathroom With White Suite and Shower Over Bath
 - Part Tiled En Suite Shower Room To Principal Bedroom
- Fully Enclosed Landscaped Rear Garden With Indian Sandstone Patio and Shed
 - Short Walk Onto The Avenue Nature Reserve And Hunloke Pub
- Close To Main Commuter/Bus Routes And Easy Access To The M1 Motorway
 - Driveway Parking For Two Cars To The Front of The Property



SOUGHT AFTER LOCATION... We are delighted to offer for sale this Beautifully Presented Semi-Detached Home situated in the sought after residential area on the outskirts of Chesterfield, on Burton Street in Wingerworth. With a fully enclosed sunny aspect to the rear, situated close to an excellent range of local village amenities, schools catchment, doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Chesterfield Town Centre, stunning countryside walks, public transport links, nearby train station and walking distance to the local park and Avenue Washlands Nature reserve.

This well designed accommodation set across two floors briefly comprises; a stylish fitted kitchen diner with integrated appliances and pantry/store, stylish ground floor w.c/cloakroom, spacious lounge and a generous sized entrance hall.

Upstairs the property provides three generous sized bedrooms, modern en suite shower room to the principal bedroom, a modern fully tiled family bathroom with white suite and shower over bath and a spacious landing area with access to the loft.

The interior also benefits from gas central heating, ample storage and fitted uPVC double glazing

The property offers off street parking for two cars on the driveway to the front (the spaces are to the left hand side of the front of the property) and benefiting from an enclosed family sized landscaped garden with a Indian sandstone patio area, which makes it ideal for entertaining!

This property is an ideal home with approx. three years nhbc warranty remaining and ready to move in. uPVC Double Glazing and Gas Central Heating (Combi boiler)

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

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE OUR VIEWING OR MORE INFORMATION****

ENTRANCE HALL

The property is entered through the composite door into the hallway, a welcoming space for coats and shoes, with painted décor, grey wood effect vinyl flooring and access into the lounge and the ground floor w.c/cloakroom.

GROUND FLOOR W.C/CLOAKROOM

4'10" x 3'2" (1.49 x 0.99)

The part tiled ground floor w.c/cloakroom has a white two piece suite comprising a low flush w.c and a pedestal hand basin with chrome mixer tap, painted décor, grey wood effect vinyl flooring and extractor.

LOUNGE

14'0" x 11'5" (4.28 x 3.48)

The cosy lounge has carpet, painted décor, radiator and uPVC window. The perfect place for relaxing.

KITCHEN DINER

14'7" x 10'8" (4.45 x 3.27)

The well equipped modern kitchen diner has a grey range of soft close drawers, wall and base units with a complementary laminated worktop with tiled surrounds incorporating a stainless sink with chrome mixer tap, integrated four ring gas hob, oven and extractor, fridge, freezer, dishwasher and washer dryer. With a useful cupboard/pantry, tiled flooring, painted décor with panelling, radiator, uPVC window and uPVC French doors leading out to the rear garden, perfect for entertaining family and friends.

STAIRS/LANDING

The stairs rise to the landing with carpet, painted décor and loft access.

BEDROOM ONE

10'11" x 9'5" (3.35 x 2.89)

This double bedroom is to the rear of the property with carpet, painted décor with a feature panelled wall, radiator, uPVC window, built in wardrobes and access into the ensuite shower room.

BEDROOM TWO

9'10" x 7'5" (3.00 x 2.27)

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

BEDROOM THREE

7'2" x 6'10" (2.20 x 2.09)

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

ENSUITE SHOWER ROOM

8'1" x 5'0" (2.47 x 1.53)

The contemporary part tiled en suite shower room has a white suite comprising a low flush w.c, shower enclosure and a pedestal hand basin with chrome mixer tap, radiator and uPVC frosted window.

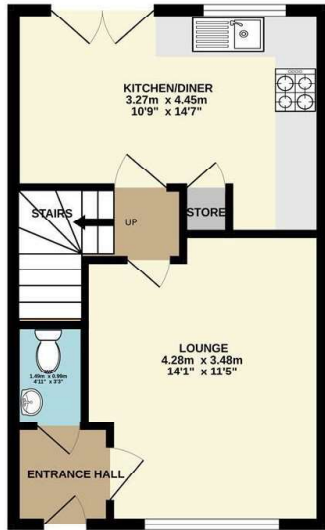
BATHROOM

7'6" x 6'5" (2.30 x 1.97)

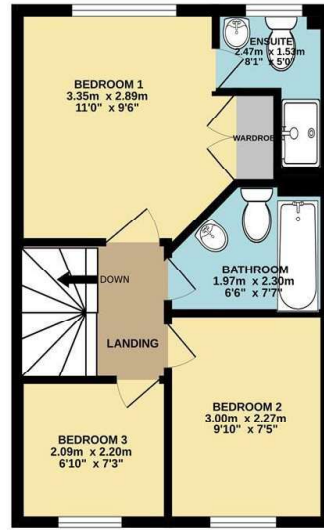
The family bathroom has fully tiled walls and includes a bath with glass screen and shower over, low flush w.c and a pedestal hand basin with chrome mixer tap. With grey wood effect vinyl flooring, wall mounted chrome towel radiator, inset spotlights and extractor.



GROUND FLOOR
34.0 sq.m. (366 sq.ft.) approx.

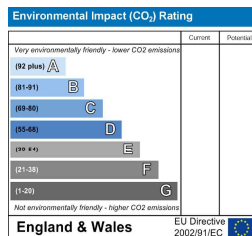
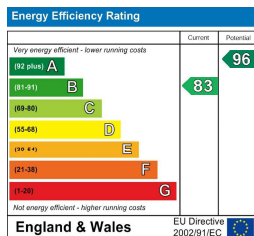


1ST FLOOR
33.6 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA : 67.7 sq.m. (728 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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OUTSIDE

To the front are two driveway parking spaces, to the rear is a fully enclosed family sized landscaped garden with lawn and Indian sandstone patio.

GENERAL INFORMATION

- Tenure: Freehold
- EPC Rating: B
- Total Floor Area: 728.00 sq ft / 67.7 sq m
- UPVC Double Glazing
- Gas Central Heating - Combi Boiler
- Council Tax Band - B
- Loft - Fully Boarded, Loft Insulation Fitted 2017
- Damp Proof Fitted 2017
- Cavity Wall Insulation Fitted 2017

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.

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