



Smith Lane, Wingerworth, Chesterfield, Derbyshire S42 6FP

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£235,000

PINEWOOD



# Smith Lane Wingerworth Chesterfield Derbyshire S42 6FP



**£235,000**

**3 bedrooms  
2 bathrooms  
1 reception**

- Remainder of 10 Year New Build Warranty (Built in October 2016) - Well Presented Family Home
- Sought After Village Location Neighbouring the Avenue Nature Reserve - Cul De Sac - Popular Residential Estate
  - Ground Floor W.C/Cloakroom and Utility Room with Pantry/Store
  - Driveway For Two Cars and Fully Enclosed Family Sized Landscaped Garden
- Open Plan Dining Kitchen with uPVC Patio Doors To The Rear Garden, Integrated Oven, Gas Hob, Dishwasher and Fridge Freeze
  - Cosy Dual Aspect Lounge
  - Ensuite Shower Room and Built in Wardrobes to Bedroom One
  - Modern Family Bathroom with White Suite and Shower Over Bath
- Close to the Village Amenities and Well Regarded Primary and Secondary Schools
- Close to Main Commuter Routes to Clay Cross, Chesterfield and the M1 Motorway Junct 29





**CORNER PLOT.....** Located on the outskirts of Chesterfield in the sought after village of Wingerworth on this popular residential estate, this village has it all, with well regarded schools, village parks, doctors, chemist, independent restaurant, convenience shops, two local pubs/restaurants, beautiful walks on the Avenue Washlands Nature Reserve nearby, Chartwell Woods, Smithy Pond and Stubbing Court Pond and near to the fantastic Hunloke Arms pub/restaurant! Only a short drive on the towns of Clay Cross and Chesterfield and easy access to the M1 Motorway junct 29, many bus routes run through the village to the surrounding areas and on the edge of the Peak District National Park too!

This is a great family home being tastefully styled and offering 845 sq ft of accommodation over two storeys. The ground floor comprises; central entrance hallway, ground floor W.C/cloakroom, open plan dining kitchen with uPVC patio doors to the rear garden, integrated oven, gas four ring hob, dishwasher and fridge freezer, separate utility room with space/plumbing for a washing machine, pantry/store and a dual aspect family lounge.

Upstairs sees three good sized bedrooms and two bathrooms including an en-suite shower room. The main family bathroom has a white suite with bath and overhead shower, three good sized bedrooms including bed one with built in wardrobes and en-suite shower room and bedroom two also has built in wardrobes.

To the rear is a fully enclosed landscaped family sized garden with patio and lawn and driveway parking for two vehicles. uPVC Double Glazing and Gas Central Heating (Combi Boiler)

**\*\*Approx. 2 years NHBC Warranty Remaining\*\***

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

**ENTRANCE HALL**

The property is entered through the composite door into the hallway with access to the ground floor w.c/cloakroom, lounge and kitchen diner, stairs rise to the first floor landing having loft access.

**GROUND FLOOR W.C/CLOAKROOM**

5'4" x 3'2" (1.65 x 0.99)

The ground floor w.c/cloakroom has a white two piece suite comprising a pedestal hand basin with chrome mixer tap and low flush w.c. With tiled flooring, radiator and part tiled walls.

**KITCHEN DINER**

16'11" x 8'11" (5.17 x 2.74)

The dual aspect well equipped kitchen diner has a great range of drawers, wall and base units with a complementary laminated worktop incorporating a stainless sink with chrome mixer tap, integrated four ring gas hob, extractor and oven, fridge freezer and dishwasher. With tiled flooring, two uPVC windows, radiator, painted décor and uPVC French doors leading out to the rear garden.

**UTILITY ROOM**

6'5" x 4'8'6" (1.98 x 1.48)

The utility room has a continuation of the base units and laminated worktop, space/plumbing for a washing machine, radiator, painted décor, useful pantry/store and tiled flooring.

**LOUNGE**

16'11" x 9'6" (5.17 x 2.90)

The dual aspect lounge has three uPVC windows, carpet, painted décor and radiator.

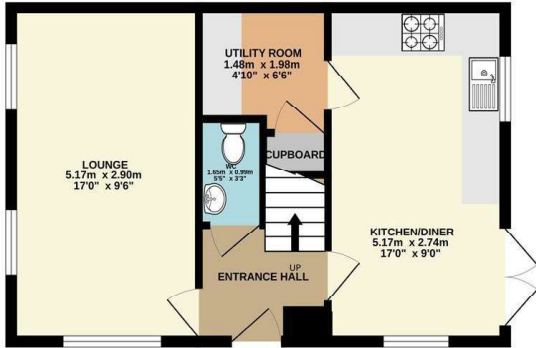
**BEDROOM ONE**

13'1" x 13'1" (4.00 x 3.99)

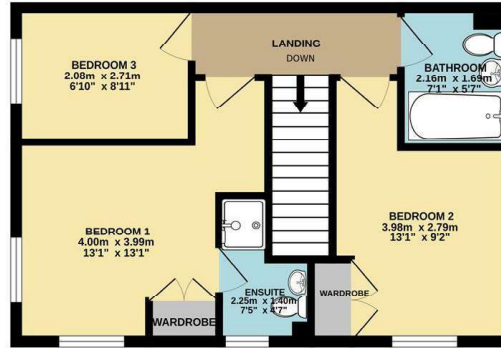
This dual aspect double bedroom has three uPVC windows, carpet, painted décor and radiator.



GROUND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.

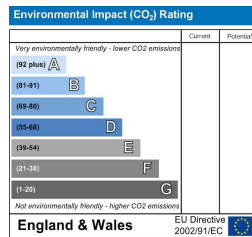
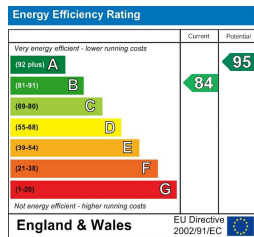


1ST FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 78.5 sq.m. (845 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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Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

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

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**ENSUITE**

7'4" x 4'7" (2.25 x 1.40)

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

**BEDROOM TWO**

13'0" x 9'0" (3.98 x 2.75)

This double bedroom to the front aspect has a built in wardrobe uPVC window, carpet, painted décor and radiator.

**BEDROOM THREE**

8'10" x 6'9" (2.71 x 2.08)

This single bedroom has a uPVC window, carpet, painted décor and radiator.

**FAMILY BATHROOM**

7'1" x 5'6" (2.16 x 1.69)

The family bathroom has a white suite including a bath with glass screen and shower over, low flush w.c and a pedestal hand basin with chrome mixer tap, being fully tiled to the walls and vinyl flooring, radiator, extractor and uPVC window.

**OUTSIDE**

The property sits on a corner plot with lawn and shrubs to the side, gravel and pathway to the front door, this property has its own driveway for two cars and access into the landscaped garden with patio and lawn.

**GENERAL INFORMATION**

Tenure: Freehold  
Energy Performance Rating: B  
Total Floor Area: 845.00 sq ft / 78.5 sq m  
Gas Central Heating (Combi Boiler)  
uPVC Double Glazing  
Council Tax Band: C

**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

