



**Smythson Street, Wingerworth, Chesterfield, Derbyshire S42 6HP**

 4  2  2  EPC B

**£415,000**

**PINEWOOD**



# Smythson Street Wingerworth Chesterfield Derbyshire S42 6HP

**£415,000**

**4 bedrooms  
2 bathrooms  
2 receptions**

- FOUR BEDROOM DETACHED - "LAUGHTON" STYLE
- BUILT IN SEPTEMBER 2023 - NEW BUILD WARRANTY REMAINING
- DRIVEWAY FOR TWO CARS & SINGLE DETACHED GARAGE - ELECTRIC CAR CHARGING POINT
- IMMACULATELY PRESENTED THROUGHOUT
- GAS CENTRAL HEATING - uPVC DOUBLE GLAZING COUNCIL TAX BAND -E - EPC-B RATED
- FANTASTIC LANDSCAPED REAR GARDEN WITH PATIO AND LAWN - ENCLOSED
- GROUND FLOOR W.C/CLOAKROOM - UTILITY ROOM - STUDY.MULTI USE ROOM
  - BUILT IN WARDROBES AND ENSUITE TO BEDROOM ONE
  - WALKING DISTANCE TO THE AVENUE WASHLANDS NATURE RESERVE
  - EASY ACCESS TO THE MAIN COMMUTER ROUTES AND M1 MOTORWAY ACCESS JUNC 29



A STUNNING HOME... Welcome to Smythson Street, Wingerworth, Chesterfield - a fabulous "Laughton" four bedroom detached house built in 2023. The property provides ample space for a growing family and those who love to entertain.

As you step inside, you'll be greeted by an immaculately presented interior that exudes modern elegance. To the ground floor there is a large reception room with dual aspect windows and a well proportioned kitchen diner with integrated appliances offering a versatile space for relaxation or social gatherings. There is also a separate utility room. The ground floor benefits from a good size study and a downstairs WC.

To the first floor are four generously proportioned bedrooms, the master bedroom with an en suite shower room and built in wardrobes. The property also benefits from a modern family bathroom with white suite and shower over bath.

One of the highlights of this property is the beautifully rear landscaped garden with a stone paving area and retaining wall leading up to the large lawn. Imagine hosting summer barbecues or simply unwinding after a long day in this tranquil setting.

Parking will never be an issue with a driveway for two vehicles and a single detached garage, making it convenient for both residents and guests.

Don't miss out on the opportunity to make this house your home. With its prime location, modern amenities, and spacious layout, this property offers the perfect blend of comfort and style.

TO ARRANGE A VIEWING, PLEASE CALL PINWOOD PROPERTIES

#### ENTRANCE HALLWAY, LANDING and STAIRS

14'6" x 6'7" (4.44 x 2.02)

Entering through a composite door into a bright and spacious hallway with the staircase the first floor. There is a useful understairs storage cupboard and access to the Lounge, Kitchen, Study and WC. Neutral painted decor, grey Amtico luxury Vinyl Flooring and a central heating radiator. The stairs and landing has neutral painted decor and neutral carpet. There is a small central heating radiator at the top of the stairs.

#### LOUNGE

23'2" x 11'3" (7.08 x 3.45)

A spacious and bright room with dual aspect uPVC double glazed windows. Neutral painted decor, neutral carpet and a central heating radiator.

#### KITCHEN DINER

14'8" x 17'3" (4.48 x 5.27)

A generously proportioned modern Kitchen diner with fitted dark sage green wall and base units and contrasting worktops and tiled splash back. There is a stainless steel sink with drainer and mixer tap, integrated double electric oven and induction hob with extractor. An integrated fridge freezer and dishwasher and ample space for a dining table. The kitchen benefits from uPVC double patio doors leading out to the landscaped rear garden. With neutral painted decor, grey Amtico Luxury Vinyl Flooring, two uPVC double glazed windows and a central heating radiator. The room also has two Velux windows.

#### UTILITY ROOM

5'2" x 6'3" (1.60 x 1.91)

Off the kitchen with a uPVC door leading out to the side driveway for the property. There are base and wall units along with a stainless steel sink and drainer with mixer tap. Space and plumbing is provided for a washing machine and separate tumble drier.

#### STUDY

9'0" x 10'2" (2.76 x 3.11)

A good size front facing room with neutral painted decor, carpet, uPVC double glazed window and a central heating radiator.

#### DOWNSTAIRS WC

5'2" x 3'11" (1.59 x 1.20)

Located off the hallway with a white low flush WC and pedestal sink. With neutral painted decor, tiling, grey Amtico luxury Vinyl Flooring and a central heating radiator.

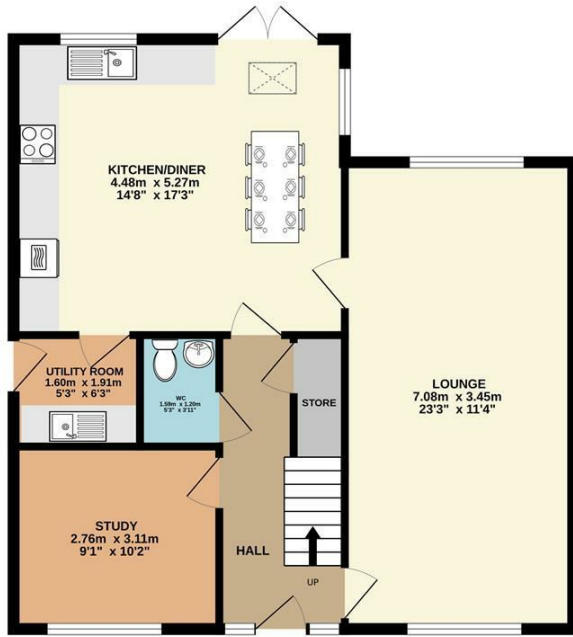
#### BEDROOM ONE

13'4" x 11'5" (4.07 x 3.50)

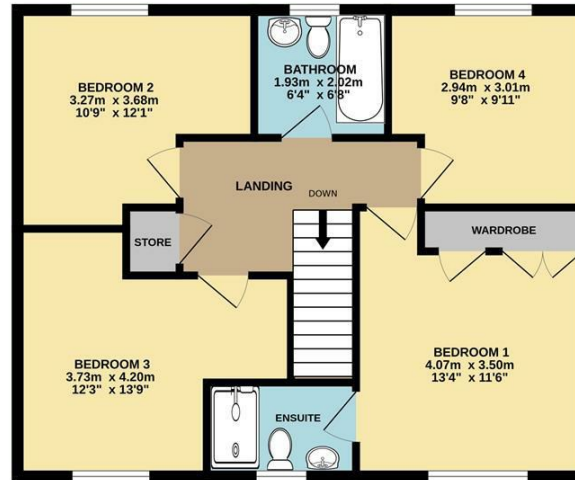
A large front facing double bedroom with built in wardrobes and en suite shower room. Neutral painted decor, carpet, central heating radiator and uPVC double glazed window.



GROUND FLOOR  
69.1 sq.m. (744 sq.ft.) approx.

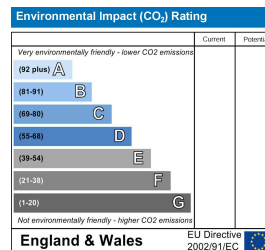
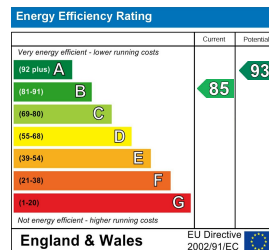


1ST FLOOR  
60.8 sq.m. (654 sq.ft.) approx.



TOTAL FLOOR AREA : 129.9 sq.m. (1398 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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**EN SUITE SHOWER ROOM**  
4'7" x 7'4" (1.40 x 2.26)  
A generous en suite with large walk in shower, pedestal sink, low flush WC and chrome heated towel rail. Tiles round the shower unit and to the lower half of the walls, painted decor, tile effect lino flooring and a uPVC double glazed window with obscured glass.

**BEDROOM TWO**  
10'8" x 12'0" (3.27 x 3.68)  
A large rear facing double bedroom with neutral painted decor, carpet, central heating radiator and uPVC double glazed window.

**BEDROOM THREE**  
12'2" x 13'9" (max) narrowing to 8'0" (3.73 x 4.20 (max) narrowing to 2.44)  
A front facing double bedroom with neutral painted decor, carpet, central heating radiator and uPVC double glazed window.

**BEDROOM FOUR**  
9'7" x 9'10" (2.94 x 3.01)  
A rear facing bedroom with neutral painted decor, carpet, central heating radiator and uPVC double glazed window.

**FAMILY BATHROOM**  
6'3" x 6'7" (1.93 x 2.02)  
A modern white suite with mixer shower over paneled bath, low flush WC and pedestal sink. Tiling to the bath/shower area and to the lower half of the walls. Neutral painted decor, tile effect lino flooring, chrome heated towel rail and uPVC double glazed window with obscured glass.

**OUTSIDE**  
To the front of the property is a small garden comprising of bark chippings and low maintenance shrubs. To the side of the property is a tarmac driveway for two cars and access to the detached garage. The rear of the property offers a recently landscaped fully enclosed garden, which can be accessed via the patio doors in the kitchen or via a side gate off the driveway. Featuring a stone patio and seating area with brick built retaining wall, leading up to a generous lawn with young borders.

Directly opposite the property is a layby area with additional private parking for one car.

**GARAGE**  
A single detached garage with up and over garage door. Featuring lighting and power. The property also benefits from an electric car charge point on the driveway.

**GENERAL INFORMATION**  
Tenure: FREEHOLD  
Energy Performance Rating: B  
Council Tax Band: E  
Gas Central Heating  
uPVC Double Glazing  
Electric car charging point  
Still covered under NHBC Warranty

**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

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



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