

North Wingfield Road, Grassmoor, Chesterfield, Derbyshire S42 5ER

 **2**  **1**  **1**  **EPC TBC**

£135,000

PINWOOD



**North Wingfield Road
Grassmoor
Chesterfield
Derbyshire
S42 5ER**

£135,000

**2 bedrooms
1 bathroom
1 reception**

- NEW MODERN KITCHEN FITTED IN 2019 - BREAKFAST SEATING AREA
 - IDEALLY SUIT THE FIRST TIME BUYER OR INVESTOR
- DETACHED SINGLE GARAGE TO REAR AND OFF ROAD PARKING FOR ONE CAR
- SPACIOUS CONSERVATORY TO THE REAR - SPACIOUS LOUNGE WITH LOG BURNER
 - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- WALKING DISTANCE TO GRASSMOOR COUNTRY PARK AND THE AVENUE NATURE RESERVE
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 - ON A MAIN COMMUTER AND BUS ROUTE
- GATED EAST FACING REAR COURTYARD - PERFECT FOR THE MORNING SUN - OR COULD BE USED AS ADDITIONAL DRIVEWAY
 - MODERN SHOWER ROOM WITH WHITE SUITE AND CORNER SHOWER CUBICLE
- BUILT IN WARDROBES TO BEDROOM ONE AND BUILT IN STORAGE CUPBOARD TO BEDROOM TWO



NO CHAIN - located on North Wingfield Road in the charming village of Grassmoor, Chesterfield, Derbyshire, this delightful terraced cottage is a gem waiting to be discovered.

The inviting lounge with a log burner sets the scene for cosy evenings in, while the spacious conservatory at the rear offers a tranquil spot to unwind, the modern fitted kitchen installed in 2019 has a convenient breakfast seating area, perfect for enjoying your morning cuppa. Upstairs has two snug bedrooms, the built-in wardrobes in the main bedroom and storage cupboard in the second bedroom provide practical storage solutions., the modern shower room has a white suite and corner shower cubicle, this property exudes warmth and character. With parking space for up to three vehicles, which includes a detached single garage, convenience is at your doorstep.

The easy access to the M1 motorway at Junction 29 makes commuting a breeze, ideal for those with busy lifestyles.

This home is a haven for nature enthusiasts, being within walking distance of Grassmoor Country Park and The Avenue Nature Reserve.

Additional features such as gas central heating, uPVC double glazing and Council Tax Band A ensures affordability, while the gated east-facing rear courtyard is perfect for soaking up the morning sun or could be utilised as an additional driveway.

Whether you're a first-time buyer looking for a charming abode or an investor seeking a promising opportunity, this cottage on North Wingfield Road offers a blend of comfort, convenience, and character. Don't miss out on making this your new home sweet home.

LOUNGE

13'11" x 12'1" (4.25 x 3.70)

The property is entered into the lounge through the uPVC door, with painted décor, wooden laminate flooring, built in storage cupboard, inglenook fireplace with log burner and radiator.

BREAKFAST KITCHEN

13'11" x 9'0" (4.25 x 2.75)

The kitchen was fitted in 2019 and had a good range of drawers, wall and base units with a complimentary laminated worktop with tiled surrounds incorporating a sink with brushed stainless mixer tap, space for a slot in cooker with integrated hob, tiled flooring, painted décor, radiator, uPVC window and UPVC doors leading into the conservatory.

CONSERVATORY

11'10" x 8'5" (3.61 x 2.58)

The spacious uPVC conservatory has wooden laminate flooring and uPVC doors leading to the rear courtyard.

SHOWER ROOM

5'6" x 4'1" (1.70 x 1.25)

The shower room is fully mermaid boarding to the walls, corner shower cubicle, low flush w.c and a pedestal hand basin with chrome taps, tiled flooring, wall mounted chrome towel radiator and uPVC frosted window.

BEDROOM ONE

13'11" x 11'9" (4.25 x 3.60)

This double bedroom to the front aspect has wooden laminate flooring, painted décor, built in wardrobes, radiator and uPVC window.

BEDROOM TWO

8'3" x 6'9" (2.52 x 2.08)

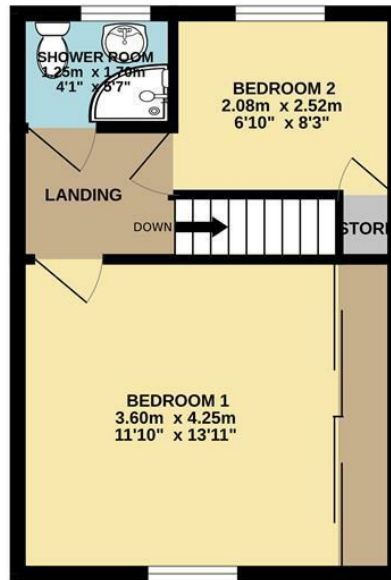
This single bedroom to the rear aspect has wooden laminate flooring, painted décor, built in storage cupboard, radiator and uPVC window.



GROUND FLOOR
34.6 sq.m. (372 sq.ft.) approx.



1ST FLOOR
26.9 sq.m. (290 sq.ft.) approx.



TOTAL FLOOR AREA - 61.5 sq.m. (662 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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OUTSIDE

To the front the property is set back from the road via a small decorative forecourt and to the rear is an east facing gated courtyard - perfect for enjoying the morning sun, with access road to the rear and beyond this is a block paved driveway for one car and single detached garage.

DETACHED SINGLE GARAGE

22'10" x 4'1" (6.98 x 1.26)

The single detached garage has up and over door and lighting.

GENERAL INFORMATION

TENURE: FREEHOLD
TOTAL FLOOR AREA
COUNCIL TAX BAND A
EPC RATING C
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING

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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