



## Williamthorpe Close, North Wingfield, Chesterfield, Derbyshire S42 5NG

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**£750 Per Month**

**PINEWOOD**





# Williamthorpe Close North Wingfield Chesterfield Derbyshire S42 5NG



**£750 Per Month**

**2 bedrooms  
1 bathrooms  
1 receptions**

- TWO BEDROOM SEMI DETACHED
- ON STREET PARKING TO THE FRONT OF THE PROPERTY
- ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS TO THE REAR
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- POPULAR VILLAGE LOCATION - CLOSE TO THE FIVE PITS TRAIL FOR WALKS
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND M1 JUNCTION 29
- COUNCIL TAX BAND A
- NEWLY FITTED uPVC DOUBLE GLAZING & GAS CENTRAL HEATING (NEW COMBI BOILER FITTED)
- NEW DECOR AND FLOORING



VIEWS TO THE REAR - NEW DECOR - NEW COMBI BOILER - NEW UPVC WINDOWS - SOME NEW FLOORING....Welcome to this charming TWO double bedroom semi-detached house located on Williamthorpe Close, North Wingfield, Chesterfield. Located close to local shops, schools and with easy access to the M1 junction 29, this property offers convenience in all aspects.

The property boasts a generous reception room, perfect for relaxing with family and friends. To the rear is a kitchen with wall and base units and an integrated electric oven, gas hob and extractor. Off the kitchen is a convenient sun room/utility room with ample space for a fridge freezer and washing machine. The ground floor accommodation is complete by a bathroom comprising of a shower over bath, pedestal sink and low flush WC.

The first floor offers two lovely double bedrooms meaning there's ample space for a growing family.

To the rear of the property is an enclosed rear garden with a small patio and lawned area.

Don't miss the opportunity to make this house your home sweet home. uPVC Double Glazing and Gas Central Heating (New Combi Boiler)

**\*\*Please check out our walk through video\*\***

**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

#### **ENTRANCE PORCH**

3'0" x 3'10" (0.92 x 1.17)

Through uPVC front door into an entrance hall with painted decor and tiled floor.

#### **LOUNGE**

13'1" x 12'4" (4.01 x 3.77)

A good size front facing lounge with painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window. Also benefiting from a built in store cupboard.

#### **KITCHEN**

6'10" x 10'3" (2.09 x 3.13)

A rear facing kitchen fitted with wall and base units, contrasting laminated worktop and tiled splash back. Chrome sink and drainer with chrome mixer tap, integrated oven and 4 ring gas hob and extractor. Painted decor, tiled flooring, a central heating radiator, an internal rear facing window and a wooden door with glass panels leading out into the sun room.

#### **BATHROOM**

5'0" x 10'0" (1.53 x 3.07)

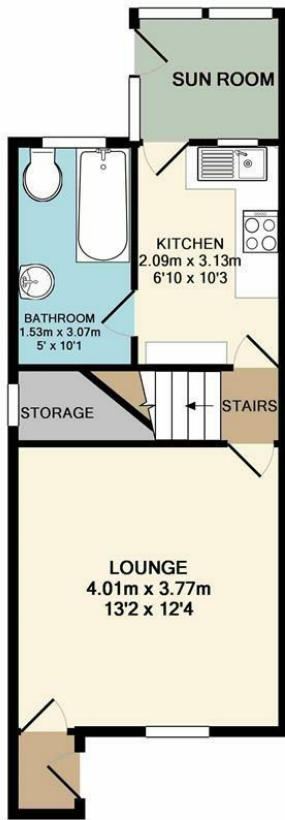
A family bathroom with white suite comprising of a paneled bath with chrome mixer shower, low flush WC and a pedestal sink with chrome taps. With painted decor and wood paneling, tiled flooring, a central heating radiator and a rear facing uPVC double glazed window with frosted glass. The bathroom also houses the boiler.

#### **UTILITY ROOM/SUN ROOM**

5'11" x 7'1" (1.82 x 2.18)

Currently used as a utility room with space for a fridge freezer and washing machine. With a uPVC door leading out to the rear of the property.



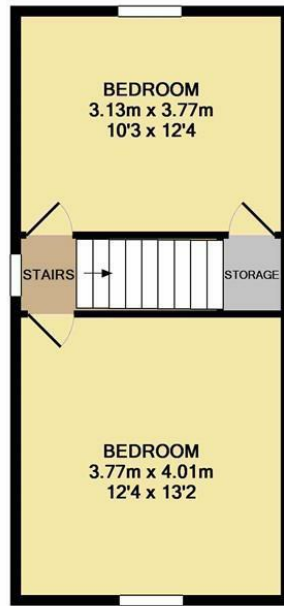


GROUND FLOOR  
APPROX. FLOOR  
AREA 35.8 SQ.M.  
(385 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.7 SQ.M. (718 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 31.0 SQ.M.  
(333 SQ.FT.)

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



### INNER HALL & STAIRS

Staircase to the first floor, with tiling to the hallway, painted decor and carpet to the stairs.

### BEDROOM ONE

12'4" x 13'1" (3.77 x 4.01)

A generous front facing double bedroom with painted decor, wooden flooring, a central heating radiator and a uPVC double glazing.

### BEDROOM TWO

10'3" x 12'4" (3.13 x 3.77)

A generous rear facing double bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazing over looking the rear garden. There is also a small build in store cupboard.

### OUTSIDE

To the front of the property is a raised graveled area.

To the rear of the property is a fully enclosed garden with a small patio and an area laid to lawn. There is a gate leading to the side alleyway next to property and also a gate at the end of the garden leading out to the land behind.

\*The landlord has advised that the front of the property will be re rendered.

### 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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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