

Cressbrook Avenue, North Wingfield, Chesterfield, Derbyshire S42 5NL

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£240,000

PINEWOOD





# Cressbrook Avenue North Wingfield Chesterfield Derbyshire S42 5NL

## £240,000

**3 bedrooms  
1 bathrooms  
3 receptions**

- SOUTH FACING ENCLOSED GENEROUS LANDSCAPED REAR GARDEN PATIO, SHED AND LAWN
  - BLOCK PAVED DRIVEWAY FOR FOUR CARS
- SPACIOUS CONSERVATORY/DINING ROOM OVERLOOKING THE REAR GARDEN - BUILT IN 2022
  - STYLISH WELL EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES FITTED IN 2023
  - NEW MODERN BATHROOM FITTED IN 2022 - WHITE SUITE WITH SHOWER OVER BATH - GROUND FLOOR WC
  - EXTENDED AND CONVERTED SIDE OF PROPERTY - CURRENTLY USED AS A FAMILY ROOM/BAR AREA
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - FULL REWIRE IN 2022
  - TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
- EASY ACCESS TO THE MAIN COMMUTER ROUTES, M1 MOTORWAY AND THE AMENITIES IN THE VILLAGE AND THE TOWNS OF CLAY CROSS AND CHESTERFIELD
  - COSY LOUNGE WITH INGENOOK FIREPLACE - PERFECT PLACE TO RELAX!





## EXTENDED AND RENOVATED THREE BEDROOM SEMI DETACHED HOUSE

Ideally suited for a small family, superb rear garden plot with treelined views and block paved frontage providing ample parking for several vehicles!

Internally the spacious accommodation includes On the ground floor offers Entrance Hall, Lounge, NEW kitchen diner fitted in 2023 with integrated appliances, conservatory/dining room with uPVC French doors leading out to the rear garden, ground floor wc and multi purpose room, currently used as a family area with bar, also with uPVC French doors leading out to the rear garden making this the perfect area to entertain family and friends!

The first floor comprises two double bedrooms, the principal bedroom has built in wardrobes and the second bedroom has space for wardrobes, there is also a single bedroom and fully tiled contemporary family bathroom with white suite and shower over bath fitted in 2022.

Located in this ever popular residential location being within close proximity to village local shops, schools and excellent access to main Commuter Links A61/M1 Motorway Junction 29 and the towns of Clay Cross and Chesterfield, the five pits trail and Hardwick House is close by for walks.

Gas central heating (combi boiler) and uPVC double glazed windows and fascia's, Scope for Rear Extension (subject to consents)

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

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### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance with a composite front door, gloss tiled flooring, a radiator, inset spotlights, and stylish panelling. The stairs and landing feature carpeted flooring, a contemporary glass balustrade, uPVC window and loft access.

### KITCHEN

21'9" x 8'5" (6.65 x 2.57)

A beautifully designed grey shaker-style kitchen fitted in 2022 with soft-close drawers and wall/base units, complemented by a laminated worktop and tiled splashbacks. Features include a Worcester combi boiler, an integrated dishwasher and washer, a 1.5 sink with a brass mixer tap, space for an American fridge freezer and range oven with an extractor, and gloss tiled flooring with inset spotlights.

### LOUNGE

14'11" x 11'3" (4.55 x 3.45)

The cosy lounge has carpet, painted décor with a feature wallpaper to one wall, inglenook fireplace, radiator and uPVC window.

### CONSERVATORY/DINING ROOM

10'11" x 6'11" (3.35 x 2.13)

A bright and airy space with parquet laminate flooring, uPVC windows, and uPVC double doors leading to the rear garden. Finished with painted décor, an electric heater and inset spotlights.

### GROUND FLOOR WC

5'10" 25" (1.78 0.76)

The ground floor WC Includes a low flush wc, wood-effect laminate flooring, painted décor and a frosted uPVC window.

### RECEPTION/FAMILY ROOM/BAR

17'2" x 10'0" (5.24 x 3.05)

An exceptional feature of this home, the current owners have utilised the side of the house to make it into versatile space, currently used as a family room with bar but could be used as extra living space, with wood-effect laminate flooring, a feature brick wallpapered wall, a deluxe skylight, a radiator, uPVC panels, and a composite door—perfect for entertaining.

### BEDROOM ONE

12'2" x 11'9" (3.71 x 3.59)

This is a double bedroom, neutrally decorated with a feature wallpapered wall, carpeted flooring, a uPVC window and a radiator.

### BEDROOM TWO

13'8" x 8'5" (4.17 x 2.58)

This is a double spacious with ample room for wardrobes, a feature wall, carpeted flooring, a uPVC window and a radiator.

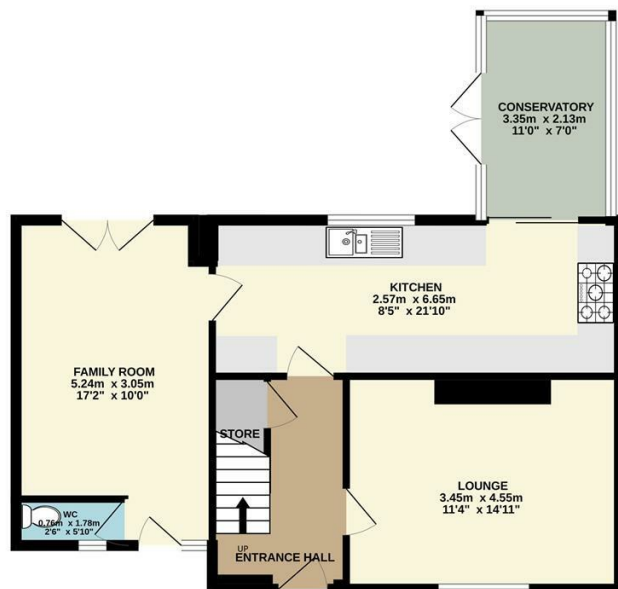
### BEDROOM THREE

9'5'4" x 8'5" (2.79 x 2.58)

This is a single bedroom with well-appointed with a stylish décor, feature wallpaper, carpeted flooring, a uPVC window and a radiator.



GROUND FLOOR  
63.3 sq.m. (682 sq.ft.) approx.



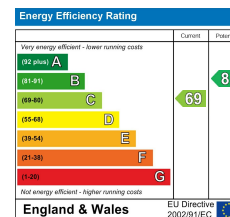
1ST FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA: 102.8 sq.m. (1106 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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## BATHROOM

7'6" x 5'2" (2.30 x 1.58)

A sleek, modern space featuring tiled walls, laminate tile-effect flooring, inset spotlights, a wall-mounted chrome radiator, a low-flush WC, a bathtub with a glass screen, a rain-head shower, and a chrome mixer tap. The ceramic sink is set within a glossy white vanity unit, complemented by an extractor fan.

## OUTSIDE

To the front is a spacious block-paved driveway with room for three cars, to the rear is a fully enclosed outdoor space featuring a patio, lawn, gravelled area, shed, and fenced perimeter—perfect for family enjoyment and outdoor entertaining.

## GENERAL INFORMATION

Gas Central Heating- Combi Boiler

uPVC double glazed

Gross Internal Floor Area - 1106.00 sq ft 102.8 sq m

Council Tax Band - A

Secondary School Catchment Area-Tupton Hall School

Tenure: Freehold

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## 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.

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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