



Langer Lane, Chesterfield, S40 2JN

4 1 2 EPC D

£399,950

PINEWOOD



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Chesterfield Derbyshire S40 2JN

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**4 bedrooms
1 bathrooms
2 receptions**

- State-of-the-Art Smart Home – A beautifully presented 3/4 bed detached family home with high-tech upgrades.
 - Impressive Entrance – Sleek glass porch with keyless entry leading to a bright entrance hall
- Stunning Open-Plan Living – Kitchen, dining & lounge area with engineered oak flooring and natural light.
- High-Tech Features including – WiFi-enabled lights, speakers, appliances, instant boiling tap & smart fridge
 - Indoor-Outdoor Living – Bi-fold doors open onto a private rear patio, perfect for entertaining
- Luxury Bedrooms – Principal suite with Juliet balcony, sensor-lit wardrobes & voice-activated controls.
- Landscaped Garden & Parking – South-facing garden, decked seating, secure play area & parking for 3/4 cars.
- Prime Village Location – Close to pubs, restaurants, schools, country parks & scenic green spaces
- Spa-Style Bathroom – Freestanding bath, smart toilet, mood lighting, speakers & walk-in shower
- Versatile Spaces – Snug/4th bedroom with Velux windows, mood lighting & voice-activated curtains.



THREE/FOUR BED STATE OF THE ART DETACHED SMART FAMILY HOME

This beautifully presented smart home is a masterpiece of contemporary design, featuring high-end upgrades and cutting-edge technology throughout.

A sleek glass porch with keyless entry leads to an entrance hall then on to an impressive open-plan kitchen, dining, and lounge area, filled with natural light. Stunning engineered oak flooring and WiFi-enabled lights, speakers and appliances—including an instant boiling water tap, inventory control fridge, and use-by-date alerts—enhance this space!

Bi-fold doors open onto a private rear patio, ideal for entertaining. The elegant lounge area boasts a large bay window, while a versatile ground-floor snug can serve as an additional bedroom, complete with Velux windows, voice-activated curtains, and mood lighting. A stylish utility room with a copper sink and a separate WC add practicality.

Upstairs, the principal suite features a Juliet balcony, fitted wardrobes with sensor lighting, a bespoke headboard, and voice-activated lights, speakers and curtains.

The luxurious family bathroom impresses with a freestanding bath, smart toilet, and ambient mood lighting, speakers and a walk-in shower enclosure.

bedroom two is a double with a lovely bay window, voice activated speakers, bedroom three has built in storage cupboard making good use of the space.

The south-facing landscaped enclosed garden offers a lawn, decked seating area, and a secure play space. Driveway parking to the front for 3/4 cars, blu tooth colour change led lighting, decorative statue and filled decorative gabions.

Wingerworth offers a vibrant village community with a variety of pubs, restaurants, shops, and amenities, as well as being situated within the catchment area for highly regarded primary and secondary schools. Residents can enjoy numerous scenic green spaces, including the Avenue Washlands Country Park and Bluebell Woods, all just a stone's throw away.

PORCH

5'4" x 2'3" (1.63 x 0.69)

This bright and inviting porch features full-length uPVC windows and a durable roof, allowing for plenty of natural light. The stylish entrance boasts a smart key less door, while the solid engineered oak flooring adds warmth and elegance. Finished with sleek inset spotlights and fresh, modern décor, this space sets the perfect tone for the rest of the home.

ENTRANCE HALL/STAIRS AND LANDING

Step into a beautifully designed entrance hall featuring high-quality engineered solid wood flooring for a warm and stylish welcome. A uPVC window allows natural light to brighten the space, while an integrated speaker adds a modern touch—perfect for creating the ideal ambiance as you enter the home. The staircase boasts solid engineered oak steps, complemented by a sleek glass stair panel and a modern chrome handrail for a contemporary finish. To the landing the painted décor enhances the bright and airy feel, while inset spotlights and an integrated speaker add a touch of luxury. A uPVC window allows natural light to illuminate the space, and convenient loft access completes this well-designed area.

KITCHEN

8'11" x 8'9" (2.72 x 2.68)

Designed for both style and functionality, this sleek kitchen boasts high-gloss white handleless cupboards for a seamless modern finish. Cooking is effortless with top-of-the-line Hoover appliances, including two ovens, a grill, a microwave, and a four-ring induction hob, the fridge has useful inventory control and use-by-date alerts alongside a three-drawer freezer, offers cutting-edge convenience. —all Wi-Fi-enabled for smart convenience.

A stainless steel and glass extractor complements the sophisticated design, while the 1.5 bowl sink with an instant boiling tap and composite tap ensures maximum practicality. Thoughtfully finished with premium materials, this kitchen is a perfect fusion of innovation and elegance.

KITCHEN - BREAKFAST AREA

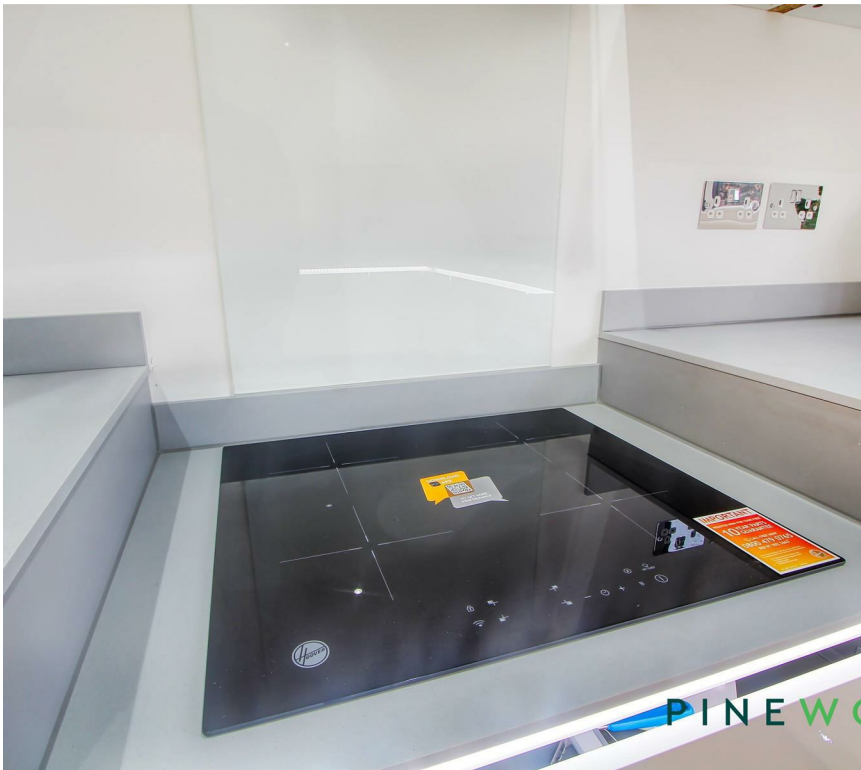
8'3" x 7'10" (2.52 x 2.41)

The kitchen effortlessly extends into a stylish breakfast area, featuring a striking glass breakfast bar table with seating for four—ideal for casual dining and social gatherings. Integrated USB sockets provide modern practicality, ensuring the space is both functional and future-proof. With a sleek and open-plan design, this breakfast area enhances the kitchen's contemporary appeal.

DINING AREA

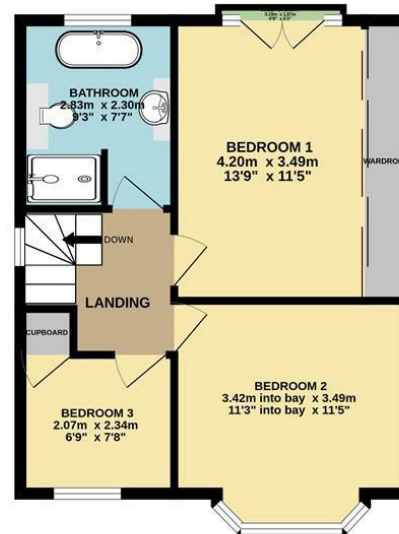
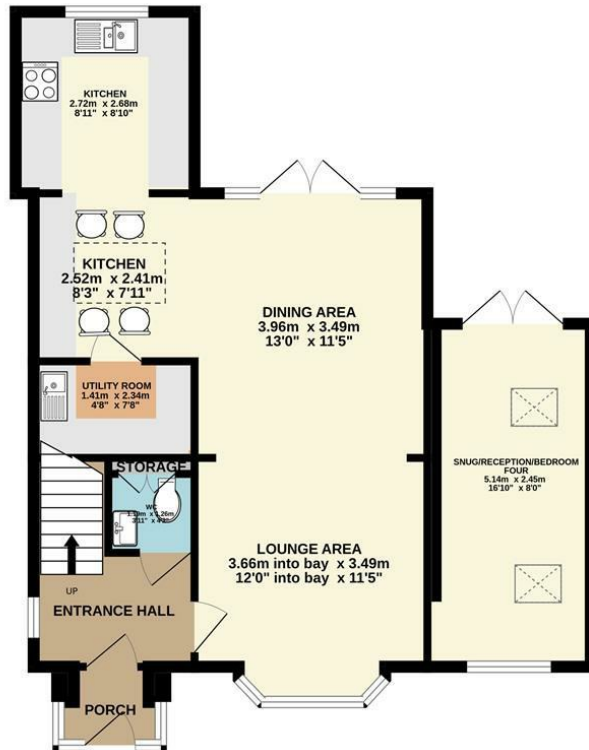
12'11" x 11'5" (3.96 x 3.49)

Seamlessly connecting the kitchen and lounge, this versatile dining space is perfect for both everyday living and entertaining. uPVC patio doors open directly onto the rear garden, inviting natural light and creating an effortless indoor-outdoor flow. The continuation of the elegant engineered oak flooring enhances the sense of space and cohesion, making this a bright and inviting area to dine and relax.



GROUND FLOOR
63.7 sq.m. (686 sq.ft.) approx.

1ST FLOOR
42.0 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 105.8 sq.m. (1138 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOUNGE

11'5" x 12'0" into bay (3.49 x 3.66 into bay)

This stylish and inviting lounge area boasts solid engineered oak flooring, enhancing the space with warmth and sophistication. A large uPVC bay window allow natural light to flood the room, complementing the fresh painted décor. Modern conveniences include USB sockets, integrated speakers, and inset spotlights for a refined ambience. Wall-mounted electric radiators ensure year-round comfort, making this the perfect space to relax and unwind.

SNUG/RECEPTION/BEDROOM FOUR

16'10" x 8'0" (5.14 x 2.45)

This stylish and flexible space is perfect as a snug, family room, or an additional bedroom. Featuring solid engineered oak flooring and fresh painted décor, the room is bright and inviting. uPVC French doors and a deluxe uPVC window allow plenty of natural light, while modern comforts include a sleek wall-mounted electric fire, integrated speakers, USB sockets, and efficient wall-mounted electric heaters—offering both practicality and luxury.

GROUND FLOOR WC

4'1" x 3'10" (1.26 x 1.19)

This well-appointed WC features sleek tiled flooring and contemporary gloss purpose built-in cupboards for ample storage. A modern low-flush WC and a stylish sink with a chrome mixer tap enhance the space, while inset spotlights and an extractor ensure a bright and fresh atmosphere. A wall-mounted electric radiator provides added comfort, making this a practical yet elegant addition to the home.

UTILITY ROOM

7'8" x 4'7" (2.34 x 1.41)

Designed for both style and functionality, this well-equipped utility room features sleek built-in wall and base units paired with a durable composite worktop. A stainless steel sink with a stylish copper mixer tap sits beneath a uPVC window, bringing in natural light. High-end Hoover appliances include a built-in WiFi-enabled wine cooler, washer-dryer, and dishwasher for ultimate convenience. Enhanced with mood lighting, inset spotlights, and a wall-mounted electric boiler, this space is both practical and elegant, complete with engineered oak flooring and ample storage.

FAMILY BATHROOM

9'3" x 7'6" (2.83 x 2.30)

Designed with both style and comfort in mind, this stunning bathroom is fully porcelain tiled for a sleek and contemporary finish. A smart toilet, freestanding bath with a chrome mixer shower tap, and a spacious walk-in shower enclosure with a luxurious rain head shower create a spa-like retreat. Built-in speakers and inset colour changing spotlights enhance the ambience, while a wall-mounted chrome electric heater ensures year-round comfort. Additional features include a ceramic sink with a chrome mixer tap, grey gloss built-in cupboards for ample storage, an extractor fan, and a frosted uPVC window for privacy and natural light.

BEDROOM ONE

13'9" x 11'5" (4.20 x 3.49)

This beautifully designed double bedroom offers a luxurious and contemporary feel, featuring uPVC French doors that open onto a Juliet balcony with stunning views of the rear garden. Solid engineered oak flooring runs throughout complemented by inset spotlights and built-in speakers for a refined ambience. Three built-in wardrobes, concealed behind sleek sliding solid oak doors, provide ample storage and include integrated lighting for convenience. A striking built-in leather feature headboard with accent lighting adds a sophisticated touch, while a wall-mounted electric radiator ensures year-round comfort.

BEDROOM TWO

11'5" x 11'2" into bay (3.49 x 3.42 into bay)

This bright and inviting double bedroom boasts solid engineered oak flooring and fresh painted décor, creating a modern yet warm ambience. A charming uPVC bay window with solid oak sills allows natural light to fill the space. Contemporary touches include inset LED spotlights, built-in speakers, and USB sockets for added convenience. A wall-mounted electric radiator ensures comfort, making this an ideal retreat.

BEDROOM THREE

7'8" x 6'9" (2.34 x 2.07)

This well-appointed bedroom features solid engineered oak flooring and solid oak doors, adding warmth and character. The fresh painted décor creates a bright and modern feel, complemented by inset LED spotlights for a stylish touch. A built-in illuminated storage cupboard offers practical space-saving solutions, while USB sockets and a wall-mounted electric radiator provide modern convenience. A uPVC double-glazed window allows natural light to enhance this inviting room.

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