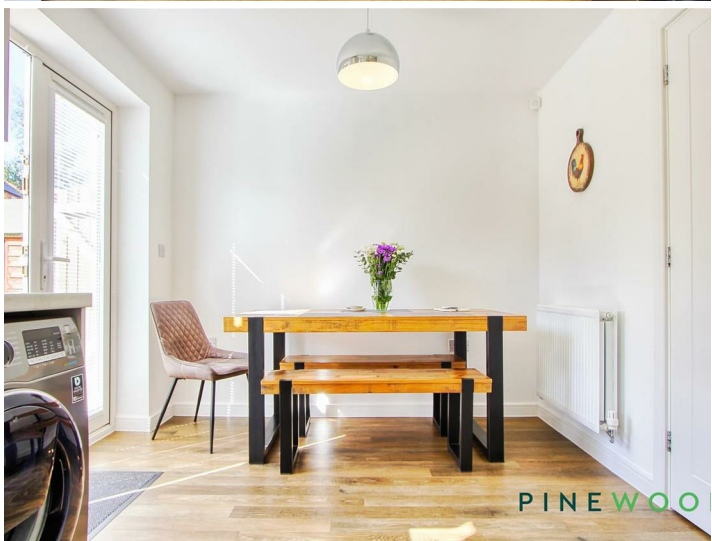




Emes Road, Wingerworth, Chesterfield, Derbyshire S42 6GS

3 2 2 EPC B

Offers Over £225,000

PINEWOOD

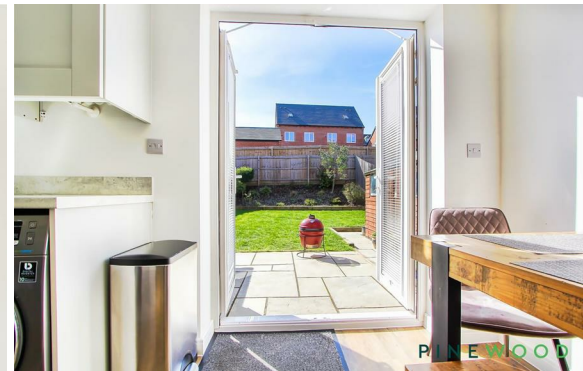


Emes Road Wingerworth Chesterfield S42 6GS

Offers Over £225,000

3 bedrooms
2 bathrooms
2 receptions

- THREE SPACIOUS BEDROOMS - 696 SQ FT OF LIVING SPACE
- GROUND FLOOR WC - ENSUITE SHOWER ROOM - FAMILY BATHROOM
- ENCLOSED LANDSCAPED REAR GARDEN - THE PERFECT PLACE TO RELAX AND UNWIND
 - LOCATED ON EMES ROAD ON A SOUGHT AFTER POPULAR RESIDENTIAL ESTATE
- CLOSE TO LOCAL VILLAGE AMENITIES AND CLOSE TO THE AVENUE NATURE RESERVE
- EASY ACCESS TO TRANSPORT LINKS, MAIN COMMUTER ROUTES AND M1 MOTORWAY
 - SHORT DRIVE INTO THE TOWNS OF CLAY CROSS AND CHESTERFIELD
- STUNNING KITCHEN DINER WITH INTEGRATED APPLIANCES AND PANTRY/STORE
 - DRIVEWAY PARKING FOR TWO CARS
- APPROX 6 YEARS BUILDERS WARRANTY REMAINING





NO CHAIN - PERFECT FAMILY HOMENested on Emes Road in the charming village of Wingerworth, Chesterfield, this delightful property offers a perfect blend of comfort and convenience. With a generous living space of 696 square feet, it is an ideal home for families or those seeking a peaceful retreat. Wingerworth is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to enjoy a quieter lifestyle while still being close to the amenities of Chesterfield and Clay Cross. This property is a fantastic opportunity for anyone seeking a well-rounded home in a desirable location. Don't miss the chance to make this charming residence your own.

The property boast a cosy lounge, providing ample space for relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the dining area, making it a wonderful setting for family meals and gatherings and an extension of the outside, with useful pantry/store. The WC completes this floor.

Upstairs are THREE BEDROOMS, each designed to offer a tranquil space for rest, The principal bedroom has a stunning ensuite shower room for convenience and the family bathroom complete with shower over bath completes this floor

For those with vehicles, there is PARKING FOR TWO VEHICLES, adding to the convenience of this lovely residence. To the rear is a lovely enclosed landscaped garden, not overlooked from the rear providing a perfect place to relax and unwind.

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

Entrance Hall

A welcoming entrance that has modern / sleek wooden flooring, leading into the;

WC

Understairs WC, featuring the same wooden flooring, a central heating radiator, a pedestal hand wash basin with tiled splash back and a toilet.

As we come to;

Lounge

14'0" x 11'3" (4.29 x 3.45)

The lounge that features a large uPVC window, a central heating radiator and a fitted plush carpet.

Then we move through to;

Kitchen / Diner

8'8" x 14'10" (2.65 x 4.54)

The modern and sleek kitchen/dining area, featuring a central heating radiator, lovely wooden flooring, white units and white granite styled worktops that include a gas hob, oven and sink with drainer. Also with built in fridge freezer and dishwasher. The dining area includes double patio doors out onto the garden for practicality and enabling this beautiful room to accommodate those BBQ summer evenings.

Bedroom 1

12'1" x 11'0" (3.70 x 3.36)

A generously sized room, featuring a uPVC window that overlooks the garden, a central heating radiator and a plush fitted carpet.

Before coming to;

Ensuite

The lovely ensuite attached to bedroom 1, that features lovely wooden flooring, a toilet, a central heating radiator, a pedestal hand wash basin and a uPVC window with frosted glass for privacy. A shower is nestled away in the corner of the room, elongated for extra room and luxury.

Then we move to;

Bedroom 2

7'4" x 10'0" (2.26 x 3.06)

Bedroom 2 that features a uPVC window that overlooks the front aspect of the property, a central heating radiator and a plush fitted carpet.

Finally we see;

Bedroom 3

7'3" x 6'10" (2.22 x 2.09)

The smallest room but ever so practical with its uPVC window, central heating radiator and plush fitted carpet. A perfect space for children or a study.

Bathroom

7'4" 6'4" (2.25 1.95)

The family bathroom features lovely wooden flooring, a pedestal hand wash basin, a toilet and a bath with a shower attached to it, also featuring tiled splash back and a towel rail.

Exterior

This property features a lovely west facing garden, paving and grass areas with a large shed for storage and practicality. The front of the property has wonderful views, and is located in a picturesque area.

General Information

Property features an outside EV charger on the driveway.
Integrated fridge freezer.
Council tax band
B (£1,831 p/yr)
EPC Rating
(2020) 84 (B) Potential 97 (A) -

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

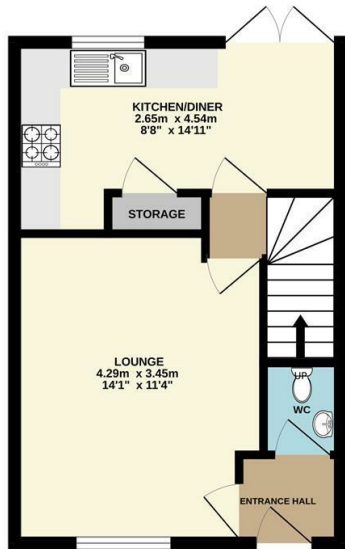
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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.

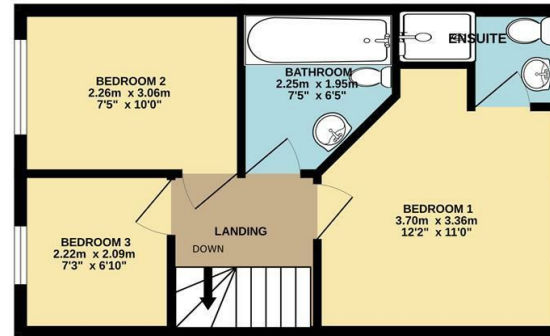
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

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.

GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.

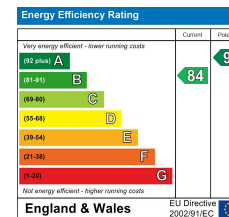


1ST FLOOR
33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA : 64.7 sq.m. (696 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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01246 810519

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Clay Cross, S45 9JE
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Chesterfield, S41 7SA
01246 221039

PINEWOOD

