



Cromford Close, North Wingfield, Chesterfield, Derbyshire S42 5NJ

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£200,000

PINEWOOD

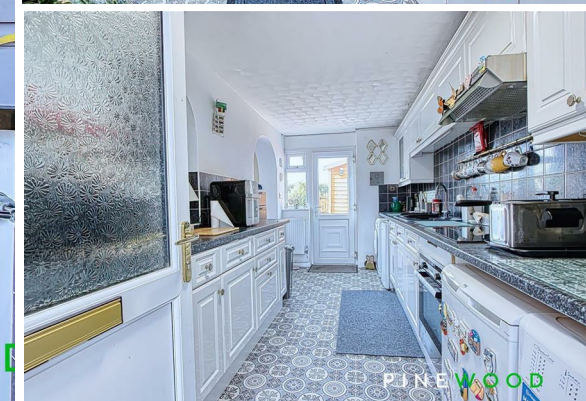


Cromford Close North Wingfield Chesterfield Derbyshire S42 5NJ

£200,000

**2 bedrooms
1 bathrooms
2 receptions**

- Block Paved Driveway Parking for 2/3 Cars
- South Facing Decorative Rear Enclosed Garden - Overlooking Fields to the Rear
 - Located on a Quiet Cul De Sac in the Village of North Wingfield
 - Close to all the Amenities, Bus Routes, Main Commuter Routes and M1
 - Short Drive to the Towns of Chesterfield and Clay Cross
 - Gas Central Heating - uPVC Double Glazing - Council Tax Band B
- Fantastic Loft Conversion Occasional Room with Far Reaching Views to the Rear and Eaves Storage
- Two Reception Rooms - Lounge with Feature Fireplace and uPVC French Doors Leading to the Rear Garden
 - Modern Kitchen with Integrated Oven, Induction Hob and Extractor
 - Entrance Porch/Garden Room





WELL PRESENTEDthis spacious three-bedroom semi-detached dormer bungalow is ideal for retirees, professional couples, or families. Featuring two reception rooms, a modern well equipped fitted kitchen, a ground floor shower room and an enclosed rear decorative south facing garden overlooking open fields, early viewing is highly recommended.

Situated in the popular residential area of North Wingfield, Chesterfield in a quiet cul de sac location the property offers convenient access to a range of local village amenities and shops, excellent transport and commuting links to Chesterfield town centre, Clay Cross and the surrounding areas, and is located on the fringe of breathtaking Derbyshire countryside., close to the five pits trail.

The property offers fantastic potential and briefly comprises: entrance into a light and airy porch/garden room then on to a modern fitted kitchen with integrated appliances and rear garden access; a separate open-plan dining room/hall with stairs leading to the first floor loft room/occasional room, the generous family lounge featuring a decorative fireplace and uPVC French doors leading out to the rear garden, with two good-sized ground floor double bedrooms; and a family shower room fitted with a white suite and a walk-in double shower. To the first floor, there is a large loft room/occasional room enjoying views over the garden, along with a useful eaves/boiler storage room completing the internal accommodation.

Externally, the property stands on a good-sized plot with a gated front driveway for 2/3 providing ample off-street parking. To the rear is a low-maintenance decorative garden featuring established flower beds and shrubs, a garden shed/store, and a rear access gate leading to a footpath that connects directly to open countryside and woodland walks.

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

Please call Pinewood Properties to arrange your viewing!

PORCH

11'6" x 8'0" (3.52 x 2.44)

The garden room/porch provides a welcoming entrance to the property, featuring tiled-effect vinyl flooring and uPVC panelling. The space includes frosted uPVC windows, allowing for privacy while still letting in natural light. The entrance door offers easy access to the rest of the home, and built-in shoe storage adds practical convenience, keeping the area tidy and organised.

KITCHEN

15'7" x 7'3" (4.76 x 2.23)

The kitchen is well-equipped and practical, featuring tiled-effect vinyl flooring and stylish painted décor. The space is fitted with white gloss drawers, wall and base units, and a laminated worktop with tiled surrounds. The kitchen includes a 1.5 composite design sink with a chrome mixer tap, and a built-in Cooke and Lewis 4-ring induction hob, oven, and extractor fan. There's space for an under-counter fridge, freezer, washing machine, and tumble dryer, making this a highly functional space for modern living. A radiator adds warmth, and a uPVC window and door provide excellent natural light and access to the garden. An archway leads to the adjoining room, adding an open-plan feel to the layout.

DINING HALL

11'5" x 10'5" (3.50 x 3.20)

The dining hall is a warm and inviting space, featuring fitted carpet, a radiator, and a uPVC window that allows plenty of natural light to flood the room. The walls are finished with tasteful wallpaper décor, adding to the charm of the space. A door leads to the first floor, offering easy access to the upper levels of the home.

HALL

The inner hall features a fitted carpet, a radiator for warmth, and tasteful wallpaper décor, providing a stylish flow through the home.

LOUNGE

14'5" x 11'6" (4.40 x 3.53)

The lounge is a comfortable and cosy space, featuring fitted carpet, a radiator, and stylish wallpaper décor with coving, adding to its homely charm. A focal point of the room is the electric fire, creating a warm atmosphere. uPVC doors lead directly to the outside, offering convenient access to the garden and outdoor space.

BEDROOM ONE

11'5" x 11'5" (3.50 x 3.50)

Bedroom 1 is a spacious front-facing double room, featuring fitted carpet, a radiator, and a large uPVC window that allows natural light to flood the room. The room is finished with painted décor, including feature wallpaper, and coving, adding a stylish touch to the space.

SHOWER ROOM

6'6" x 5'8" (2.00 x 1.73)

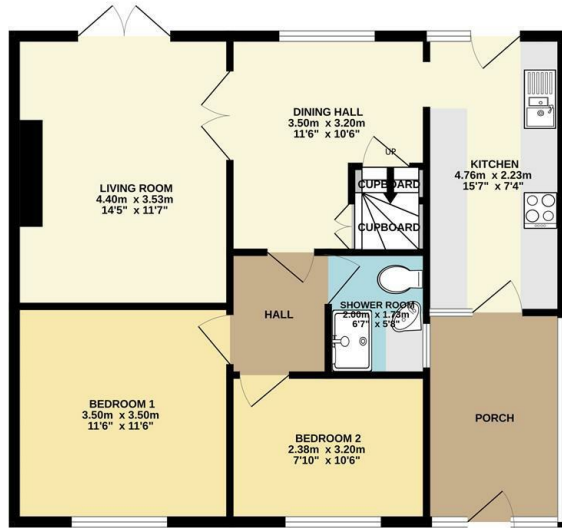
The shower room is sleek and modern, featuring vinyl flooring and fully tiled walls. It includes a low flush WC, a wall-mounted chrome towel radiator, and a corner wall-mounted sink with chrome taps. A walk-in shower cubicle with a chrome showerhead provides a refreshing shower experience. The room also benefits from a uPVC frosted window for privacy, an extractor fan, and stylish finishes throughout.

BEDROOM TWO

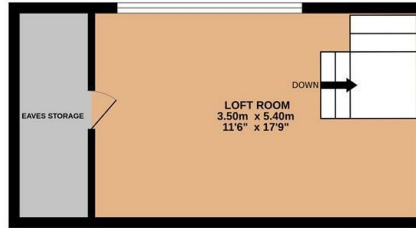
10'5" x 7'9" (3.20 x 2.38)

Bedroom two is a comfortable double room to the front of the property, featuring a radiator, a uPVC window that lets in plenty of natural light, fitted carpet, and stylish wallpaper décor

GROUND FLOOR
70.0 sq.m. (753 sq.ft.) approx.



1ST FLOOR
23.3 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA: 93.3 sq.m. (1004 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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LOFT ROOM - OCCASIONAL ROOM

17'8" x 11'5" (5.40 x 3.50)

The loft room/occasional room is located on the first floor, features fitted carpet and painted décor, offering a peaceful retreat. A uPVC window provides lovely views over the playing fields to the back and beyond. The room also benefits from access to large eaves storage, adding valuable space for your belongings.

EXTERIOR

The rear garden is a beautifully presented, well-maintained space, featuring ornamental details and a variety of well-stocked plants. The garden is laid with artificial grass (astro turf), providing a low-maintenance area perfect for relaxation. It is fully enclosed for privacy and includes access to the rear jennel. South-facing, it enjoys plenty of sunshine throughout the day. To the front, the property benefits from a block paved driveway offering space for 2-3 cars, providing convenient off-road parking.

GENERAL INFORMATION

TENURE: FREEHOLD

TOTAL FLOOR AREA: 1004.00 sq ft / 93.3 sq m

COUNCIL TAX BAND B

GAS CENTRAL HEATING - NEW RADIATORS FITTED 2024

UPVC DOUBLE GLAZING

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.

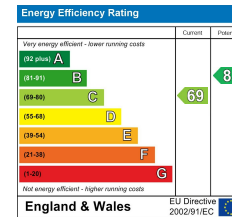
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.

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.



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PINEWOOD

