



Milford Drive, Wingerworth, Chesterfield, S42 6UQ

3 2 1 EPC B

£235,000

PINWOOD



Milford Drive Wingerworth Chesterfield S42 6UQ

£235,000

**3 bedrooms
2 bathrooms
1 receptions**

- Three spacious bedrooms - perfect for families
- Two modern bathrooms and a ground floor wc - perfect modern convenience
 - New build semi-detached - on a beautiful estate
 - Built in 2021 - reflects this in build quality
- Located in the sought after village of Wingerworth - close to Chesterfield town centre
- Close to local amenities - easy to commute -next to the Avenue Nature Reserve
 - Easy access to transport and M1 motorway - ideal for families
- Ideal family home - combining modern convenience with practical living
- Viewing highly recommended - 6 years of new build warranty remaining
 - Rear enclosed south west landscaped garden with patio and lawn



NEARLY NEW FAMILY HOME, CONVENIENCE AND PRACTICAL LIVING COMBINE TO BRING YOU THIS BEAUTIFUL EXAMPLE...

Nestled in the charming sought after village of Wingerworth, Chesterfield, this exquisite semi-detached house on Milford Drive offers a perfect blend of modern living and comfort. Built in 2021, this new build property spans an impressive 864 square feet, providing ample space for families or professionals seeking a stylish home.

The residence features a thoughtfully designed layout from the welcoming reception room through to the kitchen/diner with a practical WC situated between them. Leading out into the lovely south west facing garden through uPVC patio doors for that fantastic flow between rooms for entertaining guests or quiet evenings with the family, this house supports it all. Moving upstairs we find three well-appointed bedrooms, ensuring everyone has their own private sanctuary. With two bathrooms morning routines will be a breeze.

One of the standout features of this property is the provision for driveway parking, accommodating up to two vehicles, which is a rare find in many new builds. To the rear is a south west facing landscaped garden. The location in Wingerworth is particularly appealing, offering a peaceful suburban atmosphere while remaining close to the amenities of Chesterfield, and access to the Avenue Washlands Nature Reserve close by.

This home is perfect for those who appreciate contemporary design and the benefits of a newly constructed property. With its modern features and spacious layout, it presents an excellent opportunity for anyone looking to settle in a desirable area of Derbyshire. With 6 years of new build warranty remaining - Don't miss the chance to make this lovely house your new home.

****Call Pinewood Properties for more information and to book a viewing****

LOUNGE

13'10" x 12'2" (4.23 x 3.71)

As you enter into the lounge you are greeted by a warm glow of natural light thanks to the uPVC window and central heating radiator beneath it that keeps this room cosy during those winter months along with the fitted carpet.

KITCHEN / DINER

9'4" x 15'5" (2.87 x 4.70)

This lovely room is a standout within the property, featuring laminate worktops for practicality and long lasting worktops. A 4 ring gas hob and sink with drainer that sits beneath a uPVC window that overlooks the garden. Laminate flooring and double patio doors onto the garden complete this room.

GROUND FLOOR WC

3'5" x 5'11" (1.05 x 1.82)

A wonderful little WC that feels sleek and modern, providing that extra modern convenience, featuring a toilet and a suspended hand wash basin.

BEDROOM 1

12'7" x 11'0" (3.84 x 3.36)

This principal room features a fitted carpet, spanning the entire floor of the double bedroom, a central heating radiator and a uPVC window.

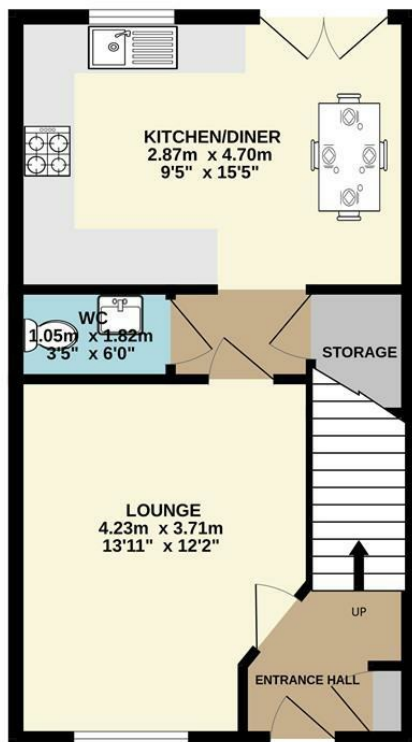
ENSUITE

5'6" x 5'5" (1.7 x 1.67)

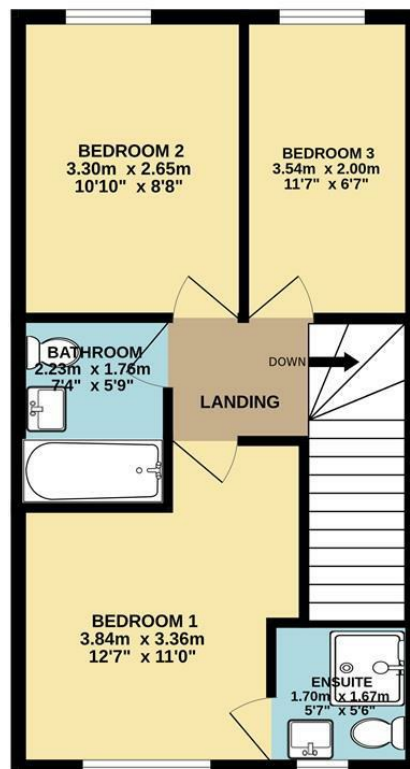
This ensuite is attached to the principal bedroom, featuring a uPVC window with frosted glass, a heated towel rail, a corner shower and a pedestal hand wash basin. Along with a toilet and tiled splash back for the shower and sink.



GROUND FLOOR
39.3 sq.m. (423 sq.ft.) approx.



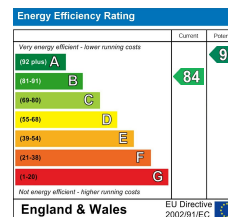
1ST FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 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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BEDROOM 2

10'9" x 8'8" (3.3 x 2.65)

This well sized double bedroom has a fitted carpet, a uPVC window that overlooks the garden and a central heating radiator.

BEDROOM 3 / STUDY

11'7" x 6'6" (3.54 x 2)

Finally this versatile space can be used as another bedroom or a study, versatility enough to suit whatever need you might have for this room, fitting young professionals, families and a wide range of others!

BATHROOM

7'3" x 5'9"s (2.23 x 1.76s)

Lovely family bathroom with tiled flooring and splash back, a bath with a shower above it, toilet and a pedestal hand wash basin, with a heated towel rail to complete the room.

EXTERIOR

The garden features a lovely paved area, that leads out onto the grass, perfect for entertaining guests as the patio doors from the kitchen enable quick access to the garden and vice versa.

The front of the property features a well sized driveway, space enough for 2 cars.

GENERAL INFORMATION

EPC: B

COUNCIL TAX BAND: B

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

TOTAL FLOOR AREA: 80.3 SQ.M. (864 SQ.FT.) APPROX

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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