



The Avenue, Wingerworth, Chesterfield, Derbyshire S42 6FT

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£1,450 Per Month

PINEWOOD



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£1,450 Per Month

3 bedrooms
2 bathrooms
1 receptions

- Three Double Bedrooms and an Additional Room Ideal for a Nursery/Guest Room
- Two modern bathrooms - One Family Bathroom and a Shower Room
 - One Spacious Reception Room
 - Located in the Sought After Village of Wingerworth
 - Close to Chesterfield and Clay Cross Amenities
- Easy Access to Main Commuter Routes and M1 Motorway Junct 29
 - Situated On The Avenue Nature Reserve - Ideal for Walking/Cycling/Running
- Quiet residential area - Small playground very close-by, ideal for families
 - Can be Let Furnished or Unfurnished
- A Single Garage and Private Drive with an EV Charging Point Installed



****12 MONTHS TENANCY****....Nestled in the charming area of Wingerworth, Chesterfield, this delightful three, four bed family home on The Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms plus an additional room ideal for a nursery or guest room, this home is ideal for families or those seeking extra space. The property features a spacious reception room, providing a welcoming area for relaxation and entertaining guests. Not to mention the private driveway for two cars and single garage adding to the convenience of the property, also featuring a modern EV charging point on the side of the property.

The stunning kitchen/dining room shines as a centre-piece of this lovely property, featuring modern integrated appliances and ample space for entertaining guests or feeding the family. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household, this includes the family bathroom and a shower room. The layout of the home is thoughtfully designed, allowing for both privacy and communal living.

Situated on the Avenue Nature Reserve within a pleasant and popular residential area, making it a desirable location, residents can enjoy the tranquillity of suburban life while being just a short distance from the amenities and attractions of Clay Cross and Chesterfield along with easy access to the main commuter route and M1 Motorway junction 29. This property presents an excellent opportunity for those looking to settle in a friendly community with easy access to local well-regarded schools, parks, and shops.

The Avenue is a wonderful choice that combines practicality with a warm, inviting atmosphere. Do not miss the chance to make this lovely home your own.

Video tour available, take a look around!

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

Kitchen/Dining Room

13'6" x 13'5" (4.11m x 4.08m)

This kitchen/dining room offers a modern space with plenty of fitted cabinetry in a neutral tone, complemented by work surfaces with a subtle marble effect. A double sink sits beneath a window that fills the room with natural light. Integrated appliances include a gas hob with a sleek stainless steel extractor above and built-in ovens. The dining area comfortably accommodates a table and chairs, with double doors leading out to the garden, creating a lovely flow for entertaining and everyday living.

Lounge

20'3" x 10'1" (6.17m x 3.08m)

Spacious and inviting, the lounge features ample room for seating, with a large sofa and armchair shown. A large bay window brings in natural light and a view of the front aspect of the property. The room is neutrally decorated with light walls and wood-effect flooring, creating a warm and welcoming living space.

WC

A practical and fresh cloakroom with a wash basin and WC, featuring white wall panelling and a radiator. The flooring is wood-effect for easy maintenance.

Hallway

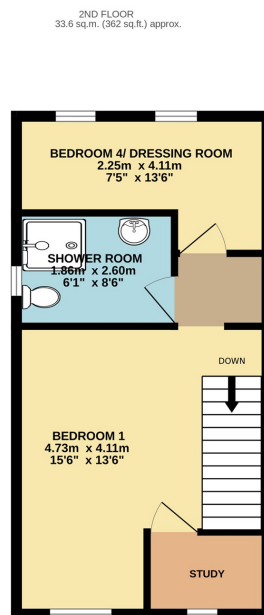
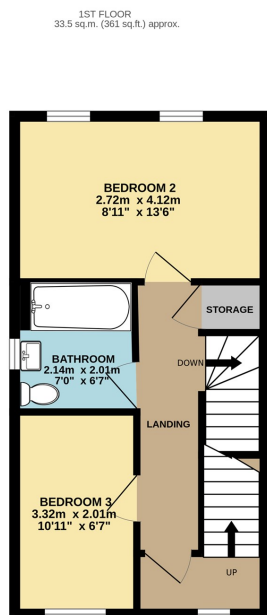
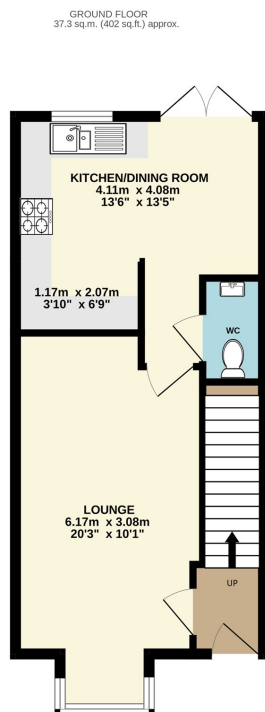
The hallway provides access to the lounge and kitchen/dining room, with neutral carpeting and a light and airy feel enhanced by wall lighting. The staircase leads to the upper floors.

Bedroom 2

8'11" x 13'6" (2.72m x 4.12m)

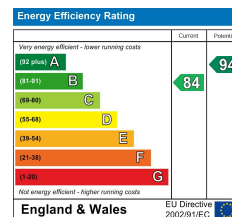
Bedroom 2 is a comfortable double room with two windows that allow plenty of natural light to fill the space. The neutral carpet and light walls create a calm and restful atmosphere, complemented by simple but tasteful décor.





TOTAL FLOOR AREA : 104.4 sq.m. (1124 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 3

10'11" x 6'7" (3.32m x 2.01m)

Bedroom 3 is a smaller room with a single window overlooking the street, carpeted for warmth and comfort. Its simple decoration allows for versatile use, be it as a bedroom or a quiet study space.

Bathroom

7'0" x 6'7" (2.14m x 2.01m)

The family bathroom is well-proportioned and fitted with a white suite including a bathtub with shower overhead, a wall-mounted basin, and a WC. A window provides natural light and ventilation, while the floor is finished in wood-effect tiles for easy cleaning.

Bedroom 1

15'6" x 13'6" (4.73m x 4.11m)

Bedroom 1 is a large principal bedroom with two windows that flood the room with light. The neutral colour palette and soft carpeting create a restful sanctuary. There is a separate study area accessible from this room, ideal for working from home or as a quiet retreat.

Bedroom 4/ Dressing Room

7'5" x 13'6" (2.25m x 4.11m)

Bedroom 4, currently used as a dressing room, benefits from two windows and a bright, airy feel. The room provides ample space for wardrobes and storage, ideal for organising clothing and accessories.

Shower Room

6'1" x 8'6" (1.86m x 2.60m)

The shower room features a modern walk-in shower with glass enclosure, a basin, and a WC. The room is bright and practical, designed for convenience on the top floor.

Study

This study is a compact and bright room with a tall window overlooking the street, providing a perfect spot for a desk and chair for working or studying from home.

Rear Garden

The rear garden is a private and fully enclosed space bordered by brick walls and a timber fence. It features a well-maintained lawn and a small tree near the boundary, providing a quiet outdoor area for relaxation or gardening.

DISCLAIMER RENTAL

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these

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