



Wimbourne Crescent, Chesterfield, Derbyshire S41 8PT

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Price Guide £210,000

PINEWOOD



# Wimbourne Crescent

## Chesterfield Derbyshire S41 8PT

### Price Guide £210,000

**3 bedrooms**  
**1 bathrooms**  
**1 receptions**

- SUITABLE FOR COUPLES, FAMILIES AND FIRST TIME BUYERS
  - WELL PRESENTED AND UPGRADED THROUGHOUT
- DRIVEWAY PARKING FOR TWO CARS - SHARED AND PRIVATE DRIVEWAYS
- UPGRADED MODERN KITCHEN WITH BUILT IN CUPBOARD HOUSING A TUMBLE DRYER OR IDEAL PANTRY
- SPACIOUS LIVING ROOM WITH INGLENOK FIREPLACE FEATURE
  - QUIET CUL DE SAC - SOUGHT AFTER VILLAGE LOCATION
- BATHROOM WITH WHITE SUITE, SHAPED BATH AND SHOWER OVER
- REAR ENCLOSED FAMILY SIZED LANDSCAPED GARDEN WITH PATIO AND LAWN



# NO CHAIN – CUL-DE-SAC LOCATION – SOUTH-FACING FAMILY GARDEN

This beautifully upgraded three-bedroom semi-detached home is tucked away at the head of a quiet cul-de-sac in a highly sought-after village location, offering an excellent opportunity for first-time buyers, small families or investors. Recently redecorated and thoughtfully upgraded by the current owners, the property combines modern style with practical family living.

The ground floor comprises a welcoming entrance hall leading into a stunning grey soft-close kitchen diner, complete with built-in storage housing a washing machine (ideal as a pantry), integrated dishwasher, and a Bush dual-fuel cooker with a five-ring gas hob and extractor and Haier side by side fridge freezer. There is ample space for a dining table, and uPVC French doors open directly onto the garden, creating a perfect entertaining space. The kitchen also provides access into the living room, which features a charming feature fireplace.

Upstairs, the property benefits from an upgraded modern bathroom with a shower over a shaped bath. The principal bedroom offers plenty of space for wardrobes and additional furniture, while the second bedroom is a comfortable double, and the third bedroom is a single with a built-in wardrobe/store.

Externally, the home boasts a south-facing, fully enclosed family-sized garden with a lawn, borders, and a paved patio area, perfect for outdoor living. To the front, there is shared access and a private driveway accommodating up to two cars, with additional on-street parking available. The property further benefits from gas central heating (combi boiler) and uPVC double glazing.

Situated in a convenient location close to Newbold primary school, Outwood Academy and Littlemoor amenities, well regarded schools and access to the main commuter routes to Chesterfield, Dronfield and Sheffield. The Peak District is also Close by.

## "VIDEO TOUR - TAKE A LOOK AROUND"

### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring decorative panelling to the lower half of the walls and modern painted décor. The space is finished with attractive tiled-effect vinyl flooring and has a uPVC entrance door, along with a radiator for added warmth. The staircase is fitted with carpet leading up to the landing area, which benefits from a uPVC window providing natural light and offers access to the loft.

### KITCHEN DINER

23'11" x 13'5" (7.29 x 4.11)

A beautifully presented kitchen/diner offering a stylish and practical space for everyday living and entertaining. The room is finished with decorative tiled-effect vinyl flooring and painted décor, complemented by mermaid boarding to the walls for a modern, low-maintenance finish. The kitchen features an attractive range of soft-grey, soft-close drawers, wall and base units, together with a ceramic 1.5 bowl sink and chrome mixer spray tap. A stainless Bush 90cm dual fuel range cooker with five-ring gas hob and matching stainless-steel extractor provides a striking focal point. There is space and plumbing for a washing machine, space for a Silver Haier-Side-by-side Fridge Freezer, which can be included in the sale and an integrated dishwasher for added convenience. Additional features include inset spotlights, a built-in storage cupboard currently housing a washing machine, but would make an ideal pantry, two radiators for warmth, a uPVC window, and uPVC French doors opening out to the garden. With ample room for a dining table, this is a fantastic social space for family meals or entertaining guests.

### LIVING ROOM

13'5" x 10'11" (4.11 x 3.35)

A warm and welcoming living space featuring carpeting, painted décor and a uPVC window that floods the room with natural light. A radiator provides cosy warmth, while the charming inglenook fireplace with a wooden lintel creates a stylish focal point, adding character and appeal to the room.

### BATHROOM

9'9" x 5'5" (2.98 x 1.66)

This beautifully appointed bathroom offers a bright and contemporary feel, enhanced by stylish mermaid boarding to the walls and warm wood-effect vinyl flooring. Enjoy the natural light from the dual-aspect frosted uPVC windows, creating a fresh and airy atmosphere. The suite includes a modern low-flush WC and a sleek pedestal wash basin with a chrome mixer tap. A shaped bath with a glass screen and chrome mixer shower provides the perfect place to unwind, while a modern wall-mounted grey radiator adds both warmth and a designer touch. Finished with inset spotlights and an extractor fan, the space combines practicality with a clean, modern aesthetic.

### BEDROOM ONE

13'6" x 9'10" (4.12 x 3.02)

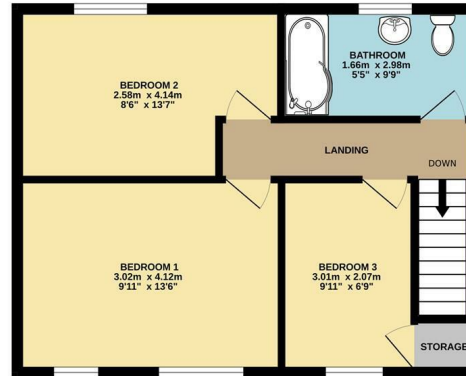
A generously sized double bedroom positioned to the front of the property, featuring two uPVC windows that provide excellent natural light. The room is finished with carpeting, painted décor and a stylish feature wallpapered wall. A radiator offers comfortable warmth, and there is ample space for wardrobes and additional bedroom furniture, making it a versatile and inviting main bedroom.



GROUND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



1ST FLOOR  
40.7 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 80.0 sq.m. (861 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 TWO 13'6" x 8'5" (4.14 x 2.58)

A comfortable double bedroom situated to the rear of the property, enjoying a peaceful outlook. The room features soft carpeting and painted décor complemented by a stylish feature wallpapered wall. A uPVC window provides plenty of natural light, while the radiator ensures warmth throughout, creating a cosy and inviting space.

#### BEDROOM THREE 9'10" x 6'9" (3.01 x 2.07)

A well-presented single bedroom positioned to the front of the property, featuring a uPVC window that allows plenty of natural light to flow in. The room is finished with carpeting, painted décor and includes a useful built-in storage cupboard, with a radiator providing comfortable warmth throughout.

#### EXTERIOR

To the front, the property benefits from a shared driveway along with an additional private driveway providing off-road parking for two cars. Additional on street parking available to the front of the property. To the rear, you'll find an enclosed south facing garden offering a great mix of lawn and astro turf, ideal for low-maintenance enjoyment. There is space for a shed, along with a patio area perfect for outdoor seating or entertaining.

#### GENERAL

TENURE: FREEHOLD  
INTERNAL FLOOR AREA: 80.0 SQ M / 861.00 SQ FT  
COUNCIL TAX BAND: B  
ENERGY PERFORMANCE RATING: C  
UPVC GLAZING  
GAS CENTRAL HEATING - COMBI BOILER

#### 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

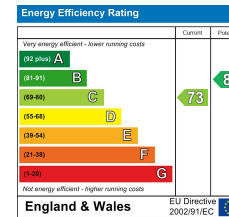
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against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

#### MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details



Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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