

7 Windwhistle Drive,
Grassmoor, S42 5FD

OFFERS IN THE REGION OF

£330,000

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WILKINS VARDY

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SUPERB DETACHED FAMILY HOME - FOUR BEDS - TWO BATHS - DRIVEWAY PARKING

This delightful detached house on Windwhistle Drive offers 1335 sq.ft. of well appointed accommodation - a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious bay fronted living room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The property also features a modern dining kitchen with French doors opening onto an attractive rear garden, a separate utility room and ground floor cloaks/WC. With four well proportioned bedrooms and two bathrooms, this property is an excellent choice for families. Outside, there is parking for two vehicles.

The surrounding area offers a range of local amenities, including shops and schools, and Grassmoor County Park is just a short distance away. The property is also readily accessible for commuter links towards Clay Cross and Chestefield Town Centre.

Don't miss the chance to make this charming house your new home.

- Superb Detached Family Home
- Good Sized Bay Fronted Living Room
- Modern Dining Kitchen with French doors
- Utility Room & Cloaks/WC
- opening to the Rear Garden
- Four Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Street Parking for Two Cars
- Attractive, Mature Gardens to the Front and Rear
- EPC Rating: B

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 124.0 sq.m./1335 sq.ft. (including Garage/Store)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door with matching side panel opens into a ...

Entrance Hall

Fitted with luxury vinyl tile flooring and having a built-in under stair store cupboard.
A staircase rises to the First Floor accommodation.
Glazed double doors give access into the ...

Living Room

15'6 x 9'8 (4.72m x 2.95m)
A good sized bay fronted reception room.

Dining Kitchen

21'3 x 11'1 (6.48m x 3.38m)
Fitted with a modern range of cream wall, drawer and base units with complementary wood work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and induction hob with extractor canopy over.
Space is provided for a fridge/freezer.
Luxury vinyl tile flooring and downlighting.
A door from here gives access into a side entrance hall, and uPVC double glazed French doors overlook and open onto the rear patio.

Side Entrance Hall

Fitted with luxury vinyl tile flooring and having a uPVC double glazed door which gives access onto the side of the property.
An opening leads through into a utility room, and a door opens to a ...

Cloaks/WC

Being part tiled and fitted with a 2-piece white suite comprising of a wash hand basin and a low flush WC.
Vinyl flooring.

Utility Room

12'9 x 11'0 (3.89m x 3.35m)
Former garage, which has been converted to form a utility room and store. Having fitted wall and base units with complementary wood work surface and upstands.
Space is provided for a tumble dryer, tall fridge/freezer, and an under counter fridge or freezer.
Laminate flooring.

On the First Floor

Landing

Having a built-in cupboard housing the hot water cylinder.

Master Bedroom

14'9 x 9'8 (4.50m x 2.95m)
A good sized front facing double bedroom, having a built-in double wardrobe with sliding mirror doors. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and a low flush WC.
Vinyl flooring.

Bedroom Two

11'8 x 10'8 (3.56m x 3.25m)
A good sized front facing double bedroom, having a built-in double wardrobe.

Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)
A rear facing double bedroom, currently used as a dressing room and having a large built-in wardrobe with mirror doors.

Bedroom Four

10'8 x 8'1 (3.25m x 2.46m)
A rear facing double bedroom, currently used as an office/study.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

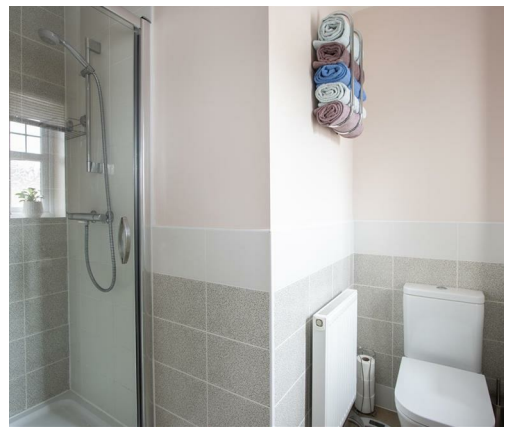
Outside

To the front of the property there is a lawned garden with planted borders and a decorative pebble bed. A block paved driveway provides off street parking and leads to an Integral Store and Utility Room (former Garage which has been converted to create a Store Room and a Utility Room).

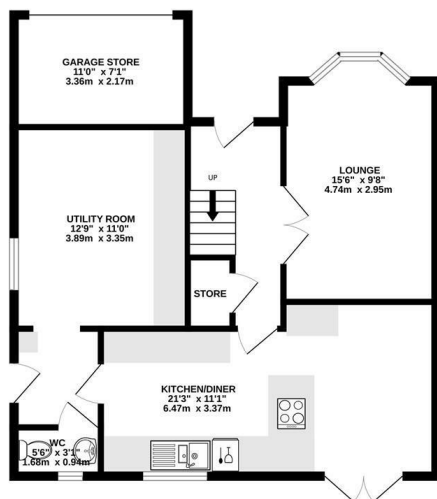
A path gives access down the side of the property to an enclosed rear garden which comprises of an Indian Stone paved patio with pergola. There is also a lawned garden with raised and planted borders, together with a central raised pond with fountain. There is a summerhouse with French doors, lighting and double electric socket. Beyond here there is a further garden area laid with decorative plum slate and having a patio, raised beds and an area of 'wild meadow' flowers.

There is a large shed/tool store/workshop with electricity, which is included in the sale, and the greenhouse is included if required.

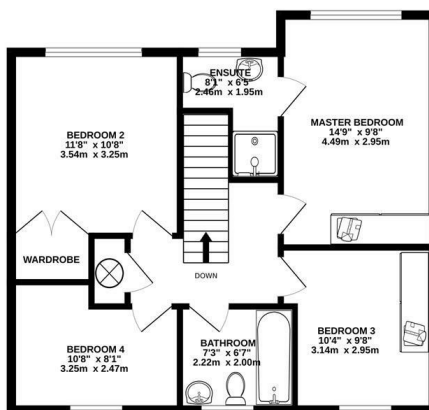
External lighting is provided to the front, side and rear of the property.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-vardy.co.uk