



**98 St. Lawrence Road**

North Wingfield, Chesterfield, S42 5LL

Guide Price £450,000



## 98 St. Lawrence Road

North Wingfield, Chesterfield, S42

Capturing the period charm synonymous of its era, complimented tastefully with modern luxuries. Pretty, practically designed and beautifully decorated throughout, this attractive 4 bedroom detached family home enjoys flexible living space, manicured gardens measuring approximately 1/4 of an acre and interior styling to die for.

£450,000 - £475,000 (guide price)

98 St Lawrence Road occupies a generous plot measuring approximately 0.25 acres with ample off road parking for multiple vehicles to the front and side, a detached single garage and beautifully landscaped, private garden to the rear.

Offering 1526 sqft of accommodation over 2 storeys, the property features 3 reception rooms, a solid wood breakfast kitchen with granite worktops, 3 bathrooms including one en-suite and a ground floor bathroom, flexible bedrooms with an en-suite bedroom on the ground floor and a further 3 good-sized bedrooms and a shower room on the first floor.

The ground floor comprises; original tiled entrance hallway, bay-fronted family lounge with polished oak flooring and log burning stove, formal dining room with parquet flooring and original feature fireplace, ground floor bathroom, ground floor en-suite bedroom, solid wood breakfast kitchen with granite worktops and





integrated dishwasher and the impressive garden room with skylight, patio doors overlooking the garden and a log burning stove against a stunning exposed brick feature wall.

The first floor comprises; modern tiled shower room, 3 good-sized bedrooms all with beautiful original feature fireplaces.

## Floor Plan



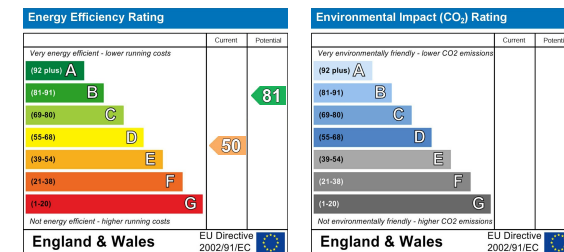
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP  
T: 01246 567540

E: info@dalesandpeaks.co.uk  
www.dalesandpeaks.co.uk