



**3 Birches Brook**

, South Wingfield, DE55 7RD

Guide Price £400,000



### 3 Birches Brook

, South Wingfield, DE55 7RD

£400,000 - £425,000 (Guide price)  
Stylish, practical and beautifully styled; welcome to 3 Birches Brook, an ideal 4 bedroom detached family home in the idyllic village of South Wingfield, located on the edge of the Peak District National Park. Offering a spacious 1334 sqft of accommodation over 2 storeys, with fantastically flexible living space perfectly suited to a growing family, the property features an social, open plan living and dining kitchen with patio doors to the rear garden, a separate family lounge, a ground floor office, providing designated work-from-home space, spacious bedrooms, 2 bathrooms including the master en-suite, a landscaped, west-facing rear garden and ample off road parking with a detached single garage and driveway for multiple vehicles.

The ground floor comprises; central entrance hallway, family lounge, shaker kitchen with integrated appliances and separate utility room, social living and dining space off the kitchen with patio doors to the rear garden, ground floor WC and office providing designated work-from-home space.

The first floor comprises; 4 generously sized bedrooms, 2 bathrooms including the master en-suite shower room.

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## Floor Plan

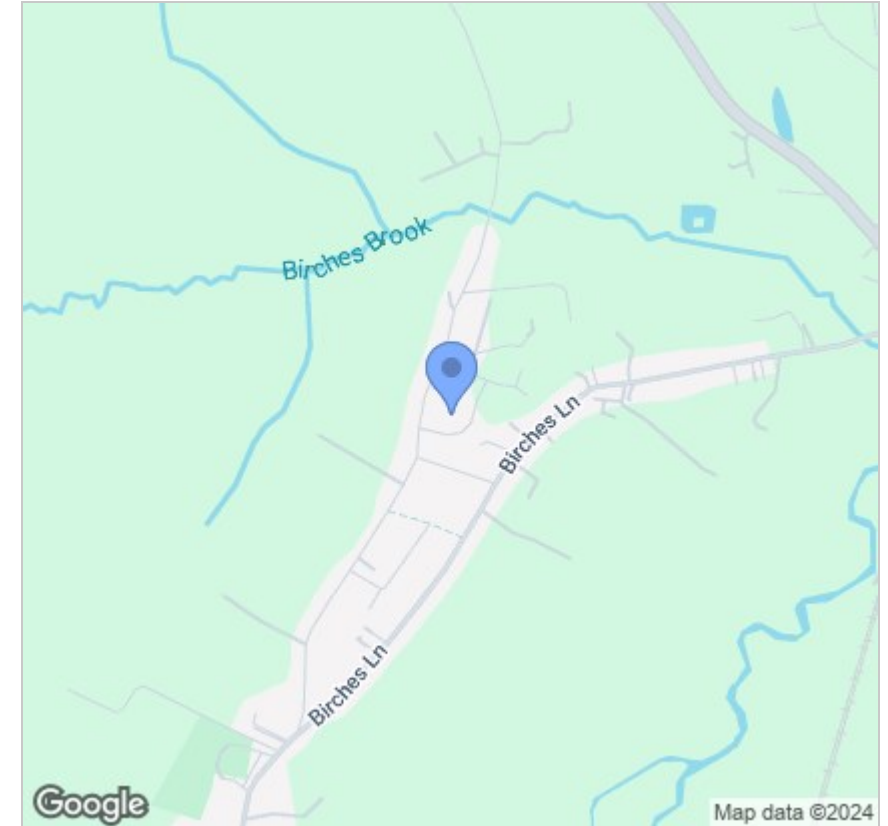


## Viewing

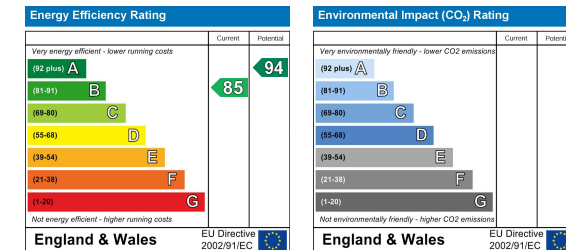
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



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