



8 Saddlers Croft, North Wingfield, Chesterfield, S42 5NZ
£375,000



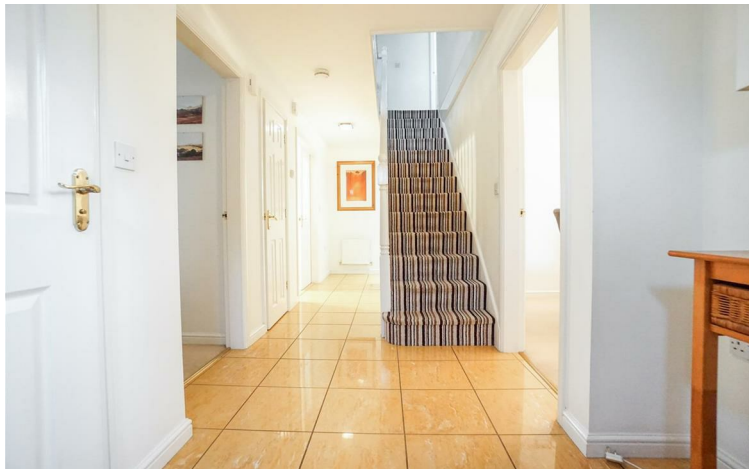
Located in the tranquil cul-de-sac of Saddlers Croft, North Wingfield, this stunning detached house offers a perfect blend of spacious living and modern convenience. With four generously sized double bedrooms, this property is ideal for families seeking comfort and style. The large living room provides a welcoming space for relaxation, while the separate dining room is perfect for entertaining guests.

The heart of the home is undoubtedly the expansive modern kitchen diner, which features an inviting orangery that floods the space with natural light. This area is perfect for family meals or casual gatherings, making it a delightful spot to enjoy culinary creations. The property also boasts two well-appointed bathrooms, including one with a convenient shower cubicle, ensuring that morning routines are a breeze.

Outside, the generous rear garden offers a private oasis for outdoor activities, gardening, or simply unwinding in the fresh air. The property includes a garage and a driveway with ample parking for up to three vehicles, providing convenience for families with multiple cars.

Situated in an excellent location, residents will find a variety of shops, bars, and restaurants just a stone's throw away, enhancing the appeal of this beautiful home. With its ample curb appeal and spacious interiors, this property is a rare find in the Chesterfield area. Whether you are looking for a family home or a place to entertain, this house is sure to impress. Don't miss the opportunity to make this wonderful property your own.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

5'10" x 9'1" (1.79 x 2.78)

A welcoming space which provides access to the WC, Dining Room, Office, Living Room, Kitchen Diner and first floor via stairs.

WC

Located to the front of the property it has wood effect flooring, a double glazed window with obscured glass and radiator below. It also has a low flush WC and corner wash basin.

Living Room

17'9" x 11'10" (5.42 x 3.63)

Located to the rear of the property is the spacious Living Room. It has wood effect flooring, large double glazed windows and double glazed French Doors leading out to the rear garden.

Kitchen Diner/Orangery

24'8" x 14'8" (7.53 x 4.49)

This beautiful space is located to the rear of the property. It has a modern kitchen with appliances that include a large electric hob with modern extractor fan over, integrated oven and microwave, dishwasher and located on the large island is the 1.5 sink and drainer with mixer tap over. The Island also doubles as a large breakfast bar and provides extra storage units. The orangery allows ample light to flood into the property. It has a large sky light and bi-fold double glazed doors leading to the rear garden. The flooring is tiled.

Office

6'7" x 9'3" (2.01 x 2.82)

The office is a great space located to the front of the

property. It has carpeted flooring and a large double glazed window with radiator below.

Dining Room

8'6" x 10'4" (2.60 x 3.17)

Also located to the front of the property is the Dining Room. It has carpeted flooring and a large double glazed window with radiator below.

FIRST FLOOR

Landing

15'7" x 6'1" (4.76 x 1.87)

The landing is carpeted and provides access to all four bedrooms and master bathroom.

Bedroom One

13'1" x 10'6" (3.99 x 3.22)

A very spacious double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below. It also boasts fully integrated, floor to ceiling wardrobes and access to its own en-suite.

En-Suite

5'7" x 7'2" (1.72 x 2.19)

The modern En-Suite is a wet room style. It has tiled flooring and walls and includes a heated towel rail, low flush WC, pedestal Wash basin with storage below and shower. There is also a double glazed window with obscured glass.

Bedroom Two

11'7" x 11'8" (3.55 x 3.57)

The second bedroom is located to the rear of the property and is currently used as an office. It has carpeted flooring and a large double glazed window with radiator below.

Bathroom

5'6" x 9'7" (1.69 x 2.94)

A very spacious bathroom located to the front of the property. It has tiled flooring and walls, a chrome heated towel rail and double glazed window with obscured glass. There is a low flush WC, pedestal wash basin, bath tub and separate shower cubicle.

Bedroom Three

6'6" x 11'8" (2.00 x 3.57)

A good sized double bedroom located to the front of the property. It has carpeted flooring and a large double glazed window with radiator below.

Bedroom Four

8'0" x 10'6" (2.46 x 3.22)

Also located to the front of the property and has carpeted flooring and large double glazed window with radiator below.

EXTERNAL

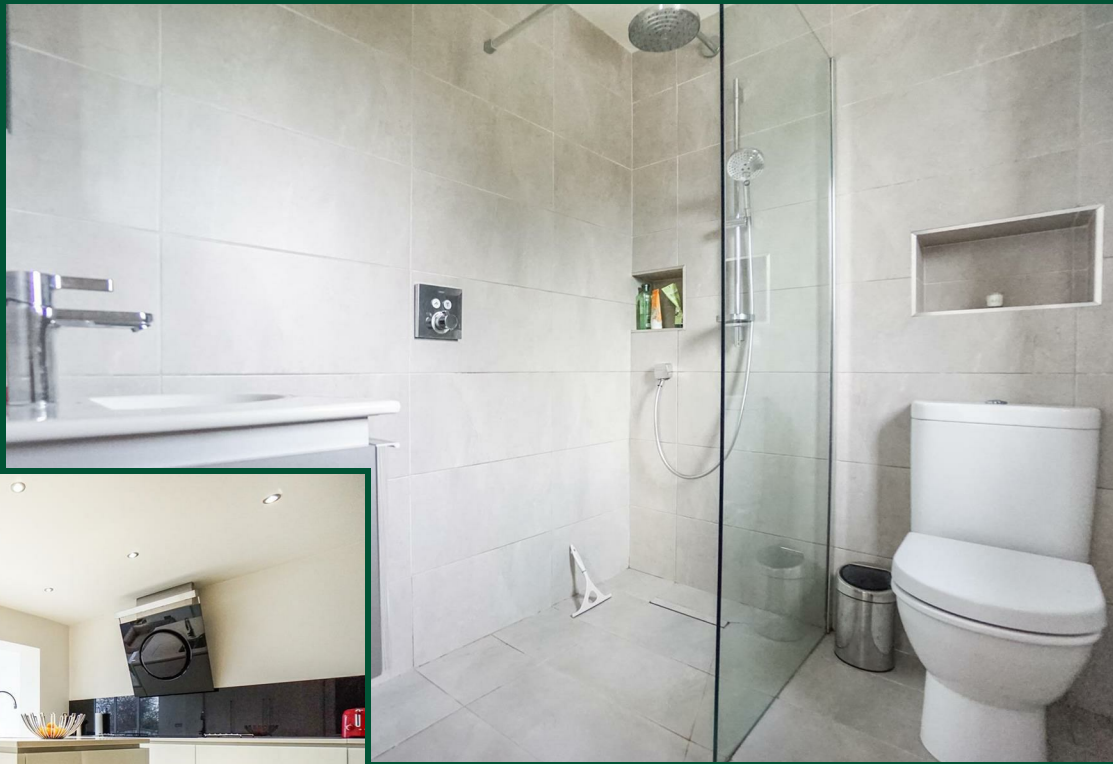
Front

A beautiful property which has a small lawned area and double driveway leading to the detached garage and lockable gate leading through to the rear garden.

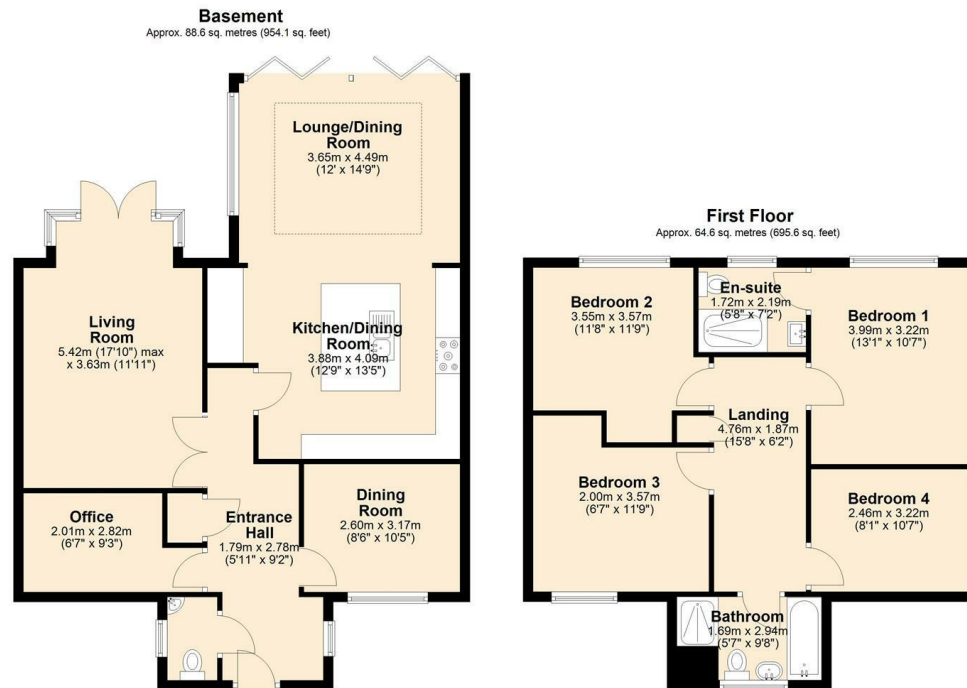
Rear Garden

The Rear Garden is mainly laid to lawn with a small patio granting access to the garage and into the Orangery. It is fully enclosed and private.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

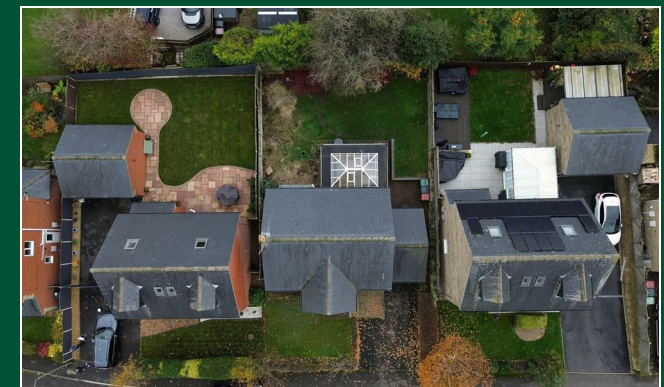
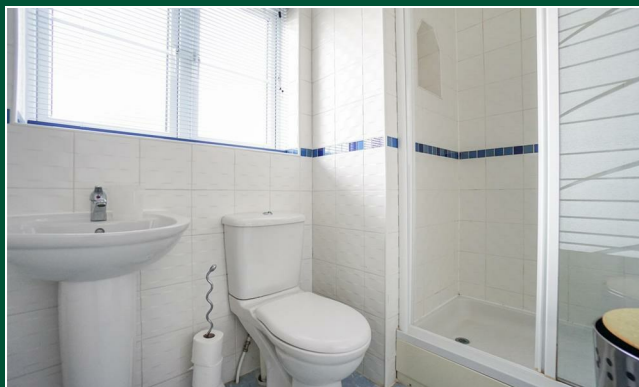






Total area: approx. 153.3 sq. metres (1649.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	82
EU Directive 2002/91/EC		



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