



**w****ards**  
estate agents

**32 Hazel Drive**

Wingerworth, Chesterfield, S42 6NE

**Guide price £280,000**

## 32 Hazel Drive

Wingerworth, Chesterfield, S42  
6NE

REDUCED TO SELL !

Guide Price £280,000 - £290,000

We are delighted to present this extremely well presented and maintained Four bedroom semi detached family house which offers over 1015 square feet of family living space! Situated in this very sought after residential area which is in one of Wingerworth's most desirable locations, with a semi rural setting and being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre and on the edge of the Peak District.

Contemporarily decorated throughout the accommodation benefits from uPVC double glazing and gas central heating with a Combi boiler(serviced 18/2/25) and includes front entrance hall, superb open plan integrated dining kitchen with French doors to the rear garden and utility with cloakroom/WC, Family reception room. To the first floor main double bedroom with quality range of mirror fronted fitted wardrobes, second double bedroom, two further versatile front bedrooms which could be used for bedrooms/office/home working spaces. Shower Room with mains rain shower to the landing. Partly tiled luxury family bathroom with quality 3 piece suite.

Superb car parking spaces for up to 3 vehicles to the front driveway with block paving. Well maintained side fenced driveway boundary.

Splendid rear enclosed gardens- Good sized block paved patio and BBQ area which is perfect for outside family and social outside entertaining! Low brick walling and stepping down to the lawn area. Summer house and outside Shed with power.





## Additional Information

Gas Central Heating- Worcester Bosch Combi boiler-serviced 18/2/2025  
uPVC Double Glazed Windows installed Aug 2020 with 10 year warranty  
uPVC fascias and soffits  
Gross Internal Floor Area- 94.3 Sq.m/ 1015.3 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area -Tupton Hall School

## Entrance Hall

6'7" x 4'6" (2.01m x 1.37m)

Front composite entrance door into the hallway. Stairs climb to the first floor. Useful shoe storage.

## Fabulous Open Plan Dining Kitchen

18'7" x 16'3" (5.66m x 4.95m)

Comprising of a full range of White fronted base and wall units with complimentary works surfaces having an inset sink and upstands. Integrated double oven, 5 ring hob and chimney extractor above. Integrated Fridge/Freezer. Breakfast Bar seating area with storage cupboards below and integrated drinks chiller. Superb Pantry store with surplus amounts of shelving. uPVC French doors lead onto the rear garden.

## Utility Room

10'0" x 7'0" (3.05m x 2.13m)

Superb complimentary utility space with space for washing machine and dryer. The Worcester Bosch Combi(serviced 18/2/2025) is located here and is serviced. Space for fridge/freezer. Real uPVC door to the garden.



## Cloakroom/WC

3'11" x 2'7" (1.19m x 0.79m)

Comprising of a 2 piece suite which includes a wash hand basin set upon vanity cupboard and low level WC.

## Reception Room

13'2" x 10'0" (4.01m x 3.05m)

A well presented good sized family living room with front aspect window.

## First Floor Landing

9'9" x 8'6" (2.97m x 2.59m)

## Shower Room

6'0" x 2'10" (1.83m x 0.86m)

Comprising of a shower cubicle having a mains rain shower with additional shower spray attachment.

## Front Double Bedroom One

12'3" x 9'10" (3.73m x 3.00m)

Beautifully presented main double bedroom with a lovely range of mirror fronted wardrobes which include hanging, shelving and drawers.





### Rear Double Bedroom Two 10'6" x 10'1" (3.20m x 3.07m)

A second double bedroom with rear aspect window overlooking the gardens.

### Front Single Bedroom Three 8'1" x 7'11" (2.46m x 2.41m)

A good sized versatile bedroom which could also be used for office or home working space.

### Front Single Bedroom Four 8'0" x 6'7" (2.44m x 2.01m)

This is also a versatile bedroom which could accommodate a cabin single bed over the bulkhead which already benefits from shelving above. If preferred could also be used for office or home working space.

### Family Bathroom 9'10" x 6'0" (3.00m x 1.83m)

Being partly tiled and comprising of a 3 piece suite which includes a good sized bath, low level WC and wash hand basin set in vanity unit. Chrome heated towel rail.

### Outside

Superb car parking spaces for up to 3 vehicles to the front driveway with block paving. Well maintained side fenced driveway boundary.

Splendid rear enclosed gardens- Good sized block paved patio and BBQ area which is perfect for outside family and social outside entertaining! Low brick walling and stepping down to the lawn area. Summer house and outside Shed with power.

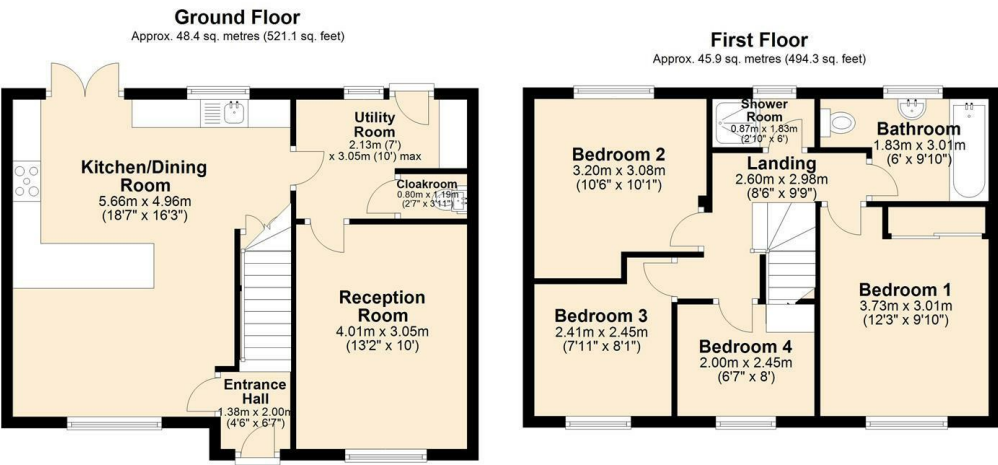


### School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

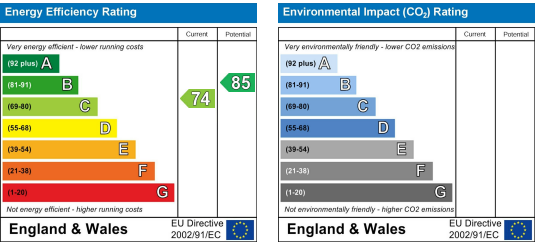


Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

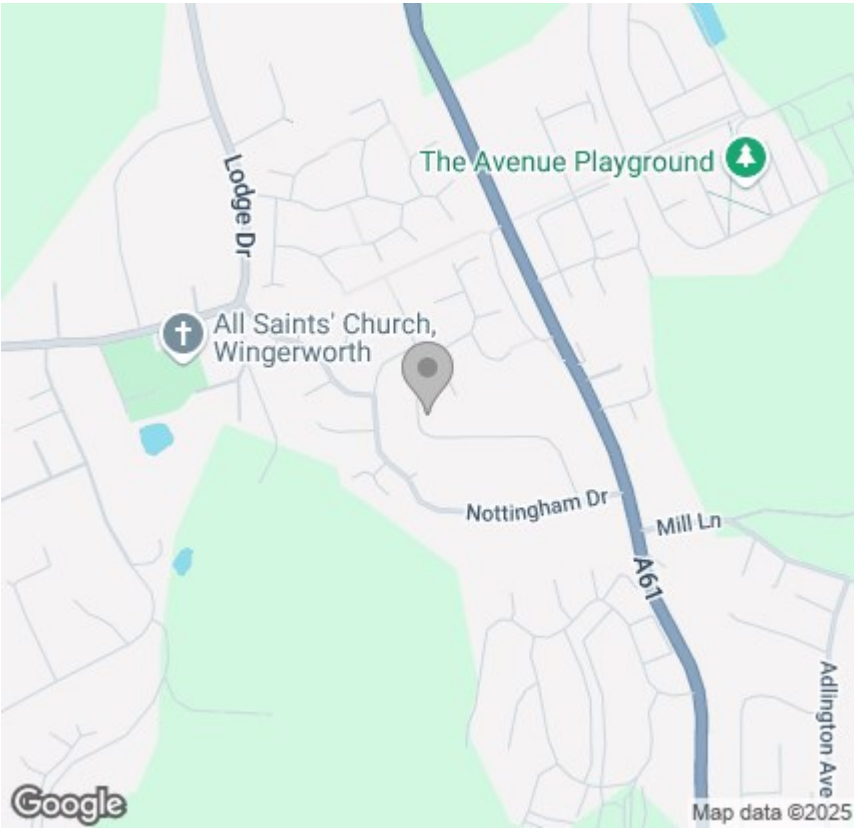
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

