



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

**10 Wagtail Drive**

Poolsbrook, Chesterfield, S43 3GR

**£175,000**



# 10 Wagtail Drive

Poolsbrook, Chesterfield, S43 3GR

Ideal starter home or for small families & investors alike. Situated in this highly sought after residential location which is placed within easy access of local amenities, schools, bus routes and very good commuter links nearby including M1 junction 29a/30.

Internally the property benefits from 10 year NHBC build certificate (2024) gas central heating with a Combi boiler serviced April 2025 and uPVC double glazing. Includes a spacious entrance hall with access to downstairs W/C, reception room with stairs to the first floor, superb cream modern kitchen, with integrated appliances.

On the first floor:- main double bedroom, second rear double bedroom, partly tiled 3 piece white suite, access to the loft space from the landing.

Front open plan lawns with steps leading up to the front door. Private gravel stone driveway for two cars, and electric EV car charging point. Access down the side of the property to the rear gardens, with patio and fenced boundaries, perfect for families and social entertaining.

## Additional Information

10 year NHBC build certificate (2024)  
Gas Central Heating- Combi - Serviced April 2025  
uPVC Double Glazed Windows/facias  
Gross Internal Floor Area- 60.6 Sq.m/651.8 Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area - Netherthorpe School / Springwell Community College (shared)

## Entrance Hall

5'4" x 3'3" (1.63m x 0.99m)  
uPVC front door leading into entrance hall, with access to downstairs W/C.

## Cloakroom/WC

5'4" x 2'10" (1.63m x 0.86m)  
Comprising of a two piece suite which includes a wash hand basin and low level w/c.

## Reception Room

13'8" x 12'3" (4.17m x 3.73m)  
Neutrally presented family living space, with front aspect window and stairs to the first floor.

## Modern Integrated Kitchen

12'3" x 11'4" (3.73m x 3.38m)  
Comprising of a full range of Cream fronted base and wall units with complimentary work surfaces over with upstands, silver tiled splashback and Inset stainless steel sink unit. Integrated electric oven, gas hob and extractor fan above. Space for washing machine, and additional store cupboard under the stairs.

## First Floor Landing

6'2" x 5'9" (1.88m x 1.75m)  
Access to insulated loft space.







#### **Front Double Bedroom One**

12'3" x 10'6" (3.73m x 3.20m)  
Front double bedroom with front aspect window.

#### **Rear Double Bedroom two**

12'3" x 7'11" (3.73m x 2.41m)  
Rear double bedroom with rear aspect window, and views over the rear gardens.

#### **Partly Tiled Bathroom**

6'3" x 5'3" (1.91m x 1.60m)  
Comprising of a 3 piece White suite which includes bath with mains shower and additional spray shower attachment plus shower screen, pedestal wash hand basin and low level WC.

#### **Outside**

Open plan lawns to the front of the property with steps leading up to the front door. Private gravel stone driveway for two cars, and electric EV car charging point. Access down the side of the property to the rear gardens, with patio and fenced boundaries.



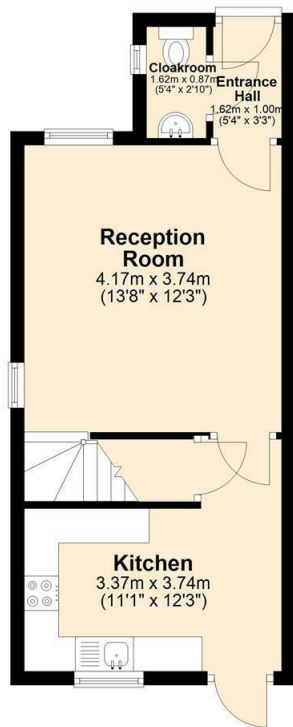
#### **School catchment areas**

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.

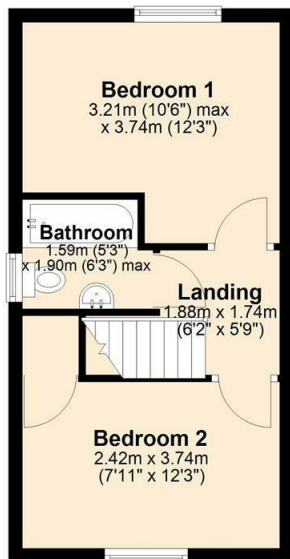
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

**Ground Floor**  
Approx. 32.0 sq. metres (344.1 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (307.7 sq. feet)

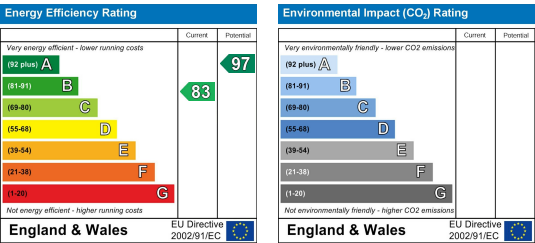


Total area: approx. 60.6 sq. metres (651.8 sq. feet)

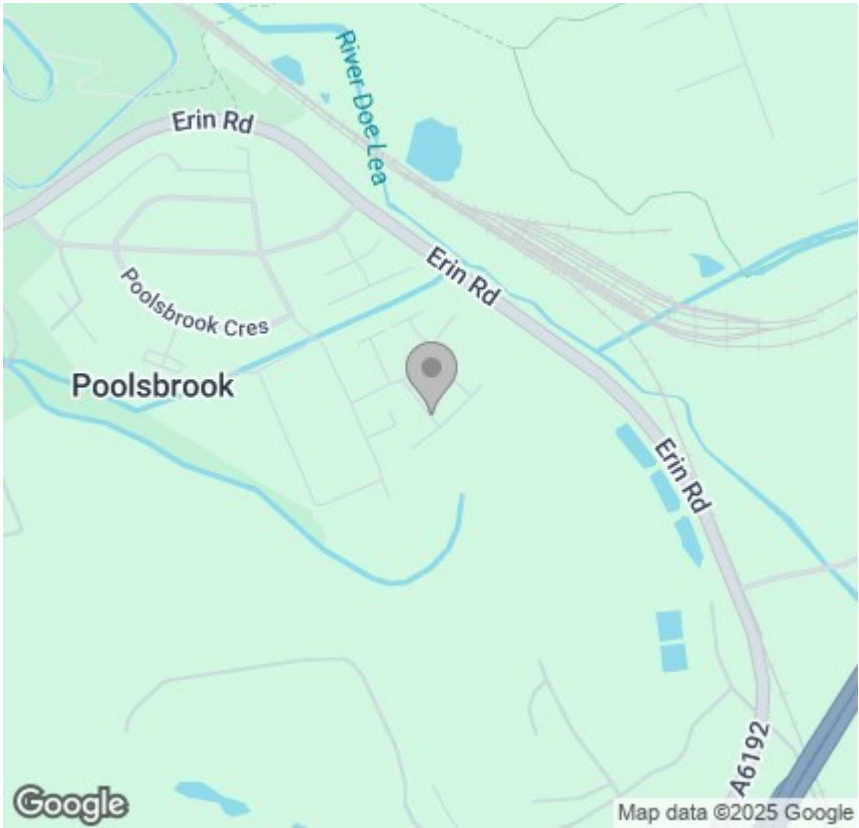
Viewing

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.

