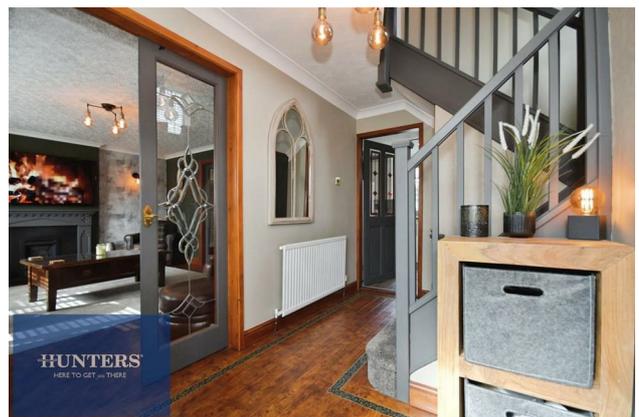
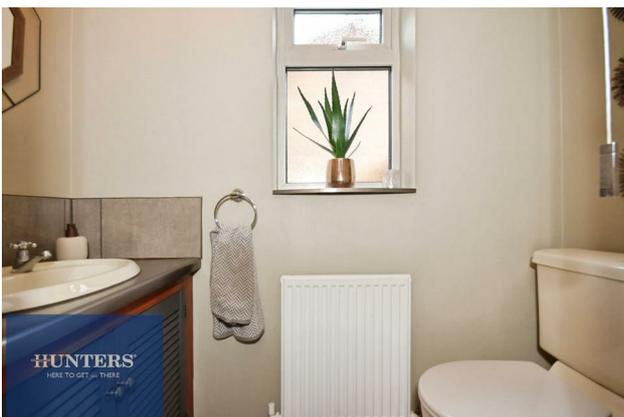


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## 2 Limecroft View, Wingerworth, Chesterfield, S42 6NR

Offers In The Region Of £395,000



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

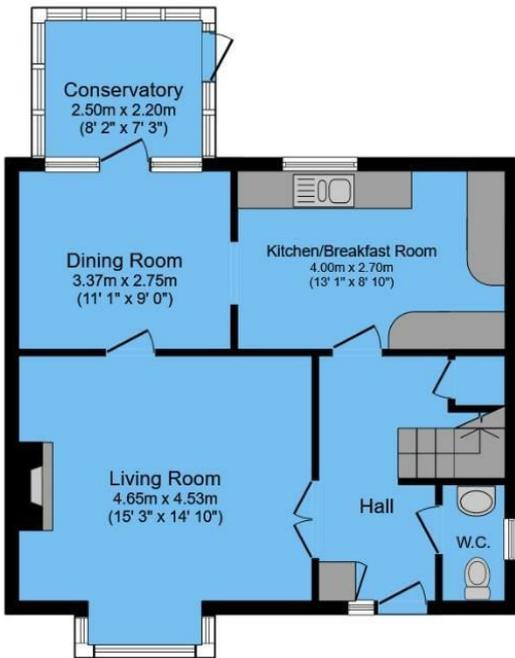
HERE TO GET *you* THERE

## Property Images

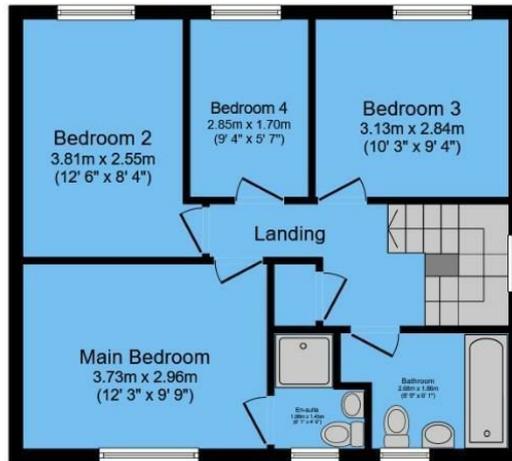


# HUNTERS®

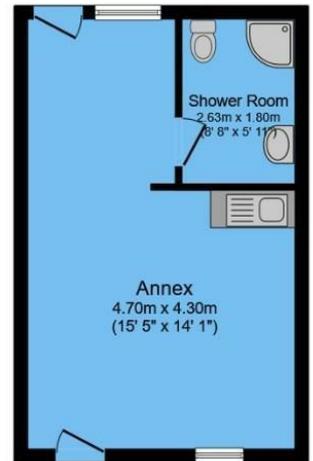
HERE TO GET *you* THERE



**Ground Floor**



**First Floor**



**Annex**

Total floor area 142.4 sq.m. (1,533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>69</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Situated in a desirable setting, this well-proportioned and versatile home offers generous living accommodation, ideal for modern family life and those seeking flexible space for entertaining or multi-generational living.

Upon entering the property, you are welcomed by an entrance hall featuring useful understairs storage and access to a convenient downstairs WC. The lounge benefits from a box window, allowing plenty of natural light to flow through the space. To the rear of the property, the separate dining room provides an excellent setting for family meals and gatherings, with direct access into the conservatory which overlooks the garden and offers an additional seating area. The fitted kitchen is well laid out with ample worktop and storage space, making it both practical and functional for everyday use.

The first floor offers well-balanced accommodation comprising three spacious double bedrooms, including a principal bedroom which benefits from its own ensuite shower room. A fourth single bedroom provides flexibility and could equally be utilised as a home office, nursery or dressing room. Completing the first floor is a modern combined shower room and WC.

A particularly appealing feature of the property is the self-contained annex, which offers excellent potential for dual living, guest accommodation, or even a private workspace. This space includes its own living area, bedroom space, kitchenette and shower room, providing independence while still being connected to the main home.

Externally, the property has been thoughtfully designed with low maintenance and entertaining in mind. The impressive rear garden is a real highlight, featuring its own dedicated bar area and a covered seating space, perfect for hosting friends and family or enjoying relaxed evenings outdoors throughout the year. To the front of the property there is a neatly presented garden along with a driveway providing convenient off-street parking.

Overall, this is a highly adaptable home offering generous living space both inside and out, with the added benefit of a versatile annex and fantastic entertaining areas.

IMMACULATE DETACHED, FAMILY HOME WITH ANNEX IN SOUGHT AFTER LOCATION OF WINGERWORTH - VIEWING IS A MUST TO APPRECIATE THIS HOME.

SUPERB, SOUGHT AFTER location, a convenient walk to Hunloke Park Primary & Preschool, ideal for commuter links, M1 access J29, close to local amenities, pubs & country walks!

Wingerworth is also well placed for commuters, with convenient access to the M1 motorway, providing straightforward links to Sheffield, Nottingham and Derby. Rail services from Chesterfield Railway Station offer regular connections to major cities including London.

Combining village charm, excellent local amenities, and superb transport connections, Wingerworth is an ideal location for families, professionals, and anyone seeking a balance between countryside living and modern convenience.

\*FREEHOLD | COUNCIL TAX BAND D\*

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email: [Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>