







30 Parkland Drive

Wingerworth • Chesterfield • S42 6UU

£230,000

Welcome to this three-bedroom semi-detached home with an occasional attic room, offered to the market with no upward chain and situated in the highly sought-after village of Wingerworth. The area benefits from a wide range of everyday amenities, including local shops, cafés, pubs, and other essential services, with further shopping facilities available nearby and Chesterfield town centre just a short drive away. The property is conveniently positioned for access to well-regarded local schools and excellent transport links, including major road networks, the M1 motorway, Chesterfield train station, and regular bus routes. Outdoor enthusiasts will appreciate the proximity to both Avenue Country Park and Hunloke Park, offering attractive green spaces and walking routes. This property presents an excellent opportunity for couples and families looking to create a home tailored to their own taste. The property is entered via double doors into a front porch, which leads through to the main hallway, benefiting from useful storage. Offering excellent scope for modernisation, the accommodation includes a spacious living room positioned to the right of the hallway. This bright and welcoming space enjoys an abundance of natural light and features a stone fireplace as its focal point. Double doors from the living room open into a separate conservatory, providing an additional reception space filled with natural light. The conservatory benefits from further double doors leading directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Located straight ahead from the hallway is the kitchen, which offers ample storage space and room for freestanding appliances. A side door provides convenient access to the rear garden. To the first floor are three bedrooms and the family bathroom. Bedroom one is a spacious front-facing double bedroom, while bedroom two overlooks the rear garden and enjoys attractive field views beyond. Bedroom three is positioned at the front of the property and is ideally suited as a nursery, study, or child's bedroom. The bathroom is part tiled and fitted with a white three-piece suite comprising a bath, wash basin, and WC. The second floor features a generously sized occasional attic room, offering flexible use as a home office or hobby room, while also benefiting from useful eaves storage. Externally, the rear garden is enclosed and well maintained, beginning with a patio area and leading down to a lawned garden bordered by mature bushes, creating a private outdoor space. To the front, there is a further lawned garden with established planting, along with a driveway providing off-road parking and leading to a detached garage, ideal for additional storage.



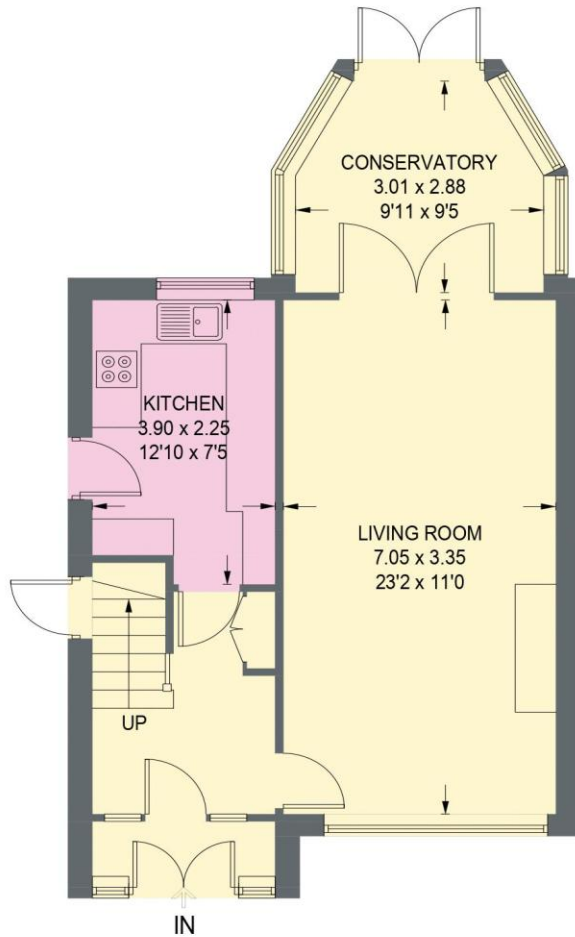


- Offered with No Upward Chain
- Three Bedroom Semi Detached House & Attic Room
- Sought After Village Location
- Spacious Living Room w/ Stone Fireplace
- Bright Conservatory Opening onto Rear Garden
- Three Good Sized Bedrooms & Versatile Attic Room
- Tiled Three Piece Suite Bathroom
- Well Maintained Rear Garden & Patio
- Front Lawn, Driveway & Detached Garage
- Council Tax Band B

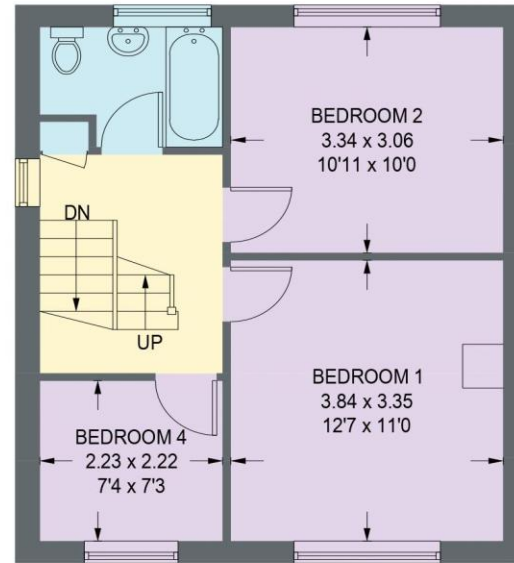


30 PARKLAND DRIVE

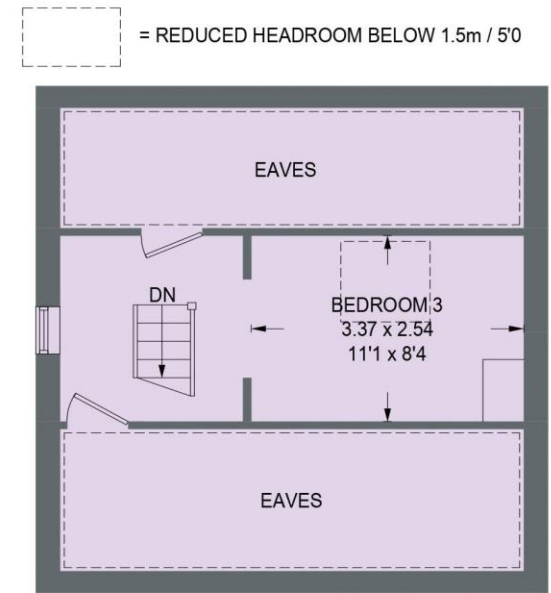
APPROXIMATE GROSS INTERNAL AREA = 139.0 SQ M / 1496.0 SQ FT



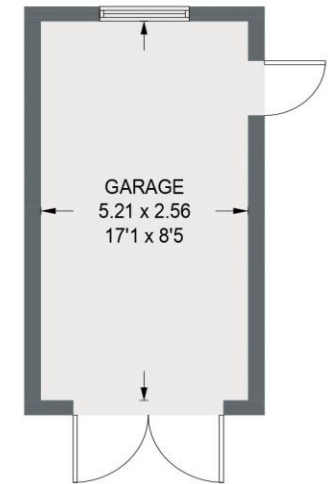
GROUND FLOOR
63.3 SQ M / 681.4 SQ FT



FIRST FLOOR
39.9 SQ M / 429.9 SQ FT



SECOND FLOOR
35.7 SQ M / 384.7 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1315607)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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