







84 Chartwell Avenue

Wingerworth • Chesterfield • S42 6SP

Guide Price £650,000 to £675,000

Welcome to this impressive four-bedroom detached family home, situated in the highly desirable village of Wingerworth. The property enjoys an enviable position close to a wide range of local amenities, including shops, cafés, pubs, and everyday conveniences, with Chesterfield town centre just a short drive away, offering a wider selection of retail, leisure, and dining facilities. The area is particularly popular with families due to its highly regarded schools and excellent transport links, including convenient access to major road networks, the M1 motorway, and Chesterfield train station. Chartwell Park is located nearby, providing attractive green spaces and walking routes. Offering spacious accommodation throughout and further potential to extend, subject to the existing planning permissions, this is a fantastic family home ready to move straight into. The property is entered via a welcoming entrance hallway, which benefits from useful storage and access to the first-floor accommodation. To the right is a versatile front-facing study, ideal for home working, a playroom, or an additional reception room. To the left of the hallway is the living room, a spacious and bright reception room benefitting from windows to the front and sliding doors opening onto the rear garden. A feature fireplace creates an attractive focal point, making this a comfortable and inviting family space. Positioned to the rear of the property is a second reception room, currently used as a sitting room. This generous room also benefits from sliding doors opening onto the rear garden, creating excellent indoor-outdoor living and offering additional flexibility for modern family life. The sitting room leads through to the kitchen diner, which is fitted with a modern range of gloss units incorporating integrated appliances and excellent storage. An island-style seating area provides a practical space for informal dining and family gatherings. The kitchen can also be accessed directly from the hallway. Beyond the kitchen is a rear porch providing access to both the front and rear of the property, along with a separate utility room offering space for freestanding appliances. The ground floor is completed by a convenient WC. To the first floor are four bedrooms and the family bathroom. The principal bedroom is a particularly spacious double room positioned at the front of the property and benefitting from fitted wardrobes. It also enjoys a luxurious fully tiled five-piece ensuite, comprising a corner shower cubicle, bath, WC, and twin wash basins. Bedroom two overlooks the rear garden and is another generous double room with fitted wardrobes. Bedroom three is a further double bedroom positioned to the front and also benefits from fitted wardrobes. Bedroom four overlooks the rear garden and is a well-proportioned single bedroom, ideal as a child's room, nursery, or home office. The family bathroom is fully tiled and fitted with a modern three-piece suite comprising a bath with overhead shower, wash basin, and WC. The landing also benefits from useful storage. Externally, the rear garden is a standout feature of the property. Private, enclosed, and exceptionally generous in size, it begins with a patio seating area and steps down to further entertaining space before opening onto a substantial lawn bordered by mature shrubs and planting. Beyond the garden is an area of woodland, providing an attractive and secluded backdrop. The garden also benefits from a useful store positioned to the rear of the garage. To the front of the property is a lawned garden with pebbled areas, alongside a driveway providing off-road parking for multiple vehicles. The property further benefits from an attached double garage, which can be accessed from both the front and side.



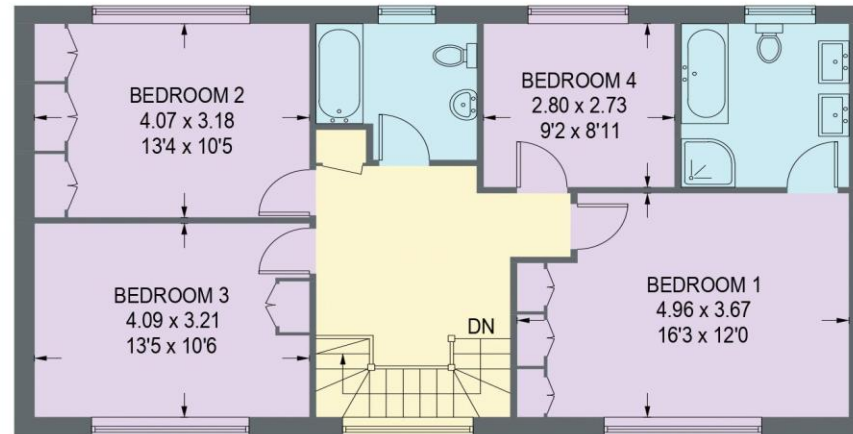


- Impressive Four Bedroom Detached Family House w/ Planning in Place
- Two Spacious Reception Rooms w/ Sliding Doors into Rear Garden
- Modern Kitchen Diner w/ Integrated Appliances & Island Seating
- Separate Study, Utility Room & WC
- Main Spacious Bedroom Fitted w/ Wardrobes
- & Spacious Five Piece Ensuite
- Three Further Good Sized Bedrooms
- Tiled Three Piece Suite Bathroom
- Large Private Rear Garden w/ Woodland & Patio, Just Under 1/2 Acre Plot
- Driveway Parking & Attached Double Garage
- Council Tax Band F/EPC Rating D

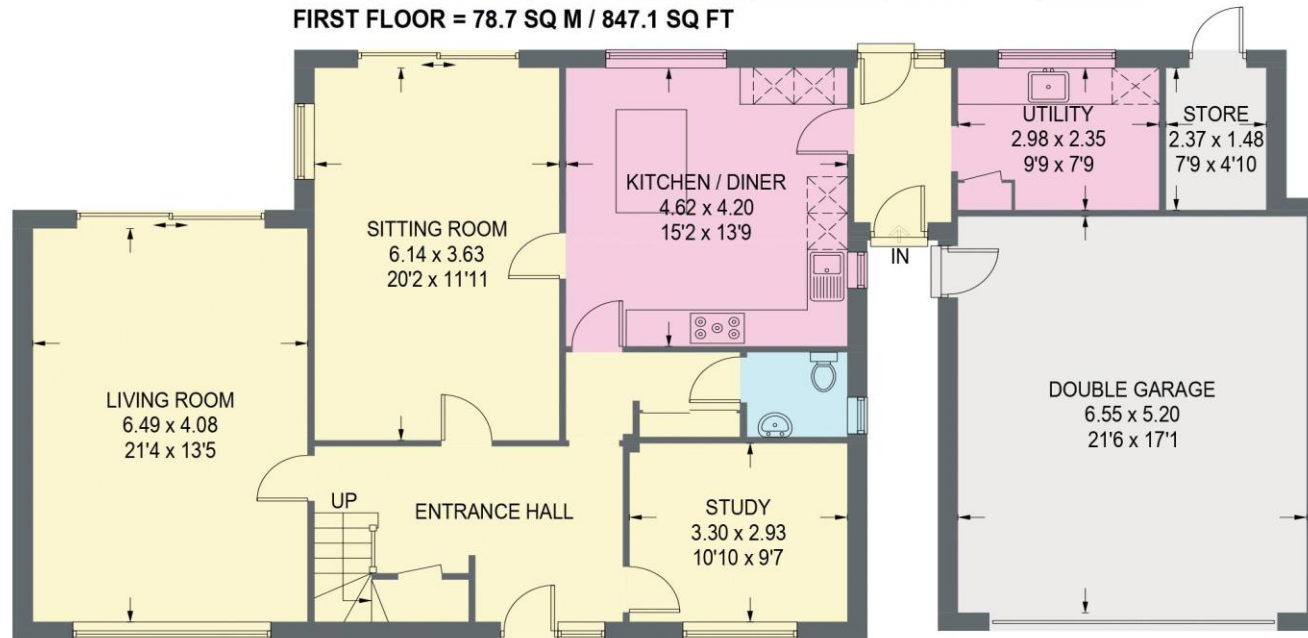


84 CHARTWELL AVENUE

APPROXIMATE GROSS INTERNAL AREA = 227.9 SQ M / 2452.3 SQ FT



FIRST FLOOR = 78.7 SQ M / 847.1 SQ FT



GROUND FLOOR = 149.1 SQ M / 1605.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1324532)



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