







102a St. Lawrence Road

North Wingfield • Chesterfield • S42 5LL

£399,950

An individual three-bedroom detached home, ideally located in the popular area of North Wingfield. The property benefits from a good range of local amenities, including shops and cafés, with a wider selection available in nearby Clay Cross and Chesterfield town centre. The area is particularly well suited to families, with well-regarded schools close by. Excellent transport links include convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. For those who enjoy the outdoors, the Five Pits Trail offers nearby walking and cycling routes, while the Peak District is just a short drive away. This property presents an excellent home for families and couples alike. The property is entered via a welcoming hallway. To the right is the kitchen, fitted with a modern U-shaped layout of gloss units and integrated appliances, along with space for a small dining table. A side door leads into a porch area, with double doors providing access to the side of the property. To the left of the hallway is a ground floor WC, which leads through to a separate and practical utility space. At the end of the hallway is the open-plan living and dining room, offering a modern and spacious layout. This bright and well-proportioned room overlooks the rear garden and provides ample space for both relaxing and family dining. To the first floor, bedrooms one and two overlook the rear garden and are both well-proportioned doubles with fitted wardrobes, with the second bedroom currently used as a hobby room. Bedroom three is another double room positioned at the front of the property and is currently utilised as a further reception/guest room. There is also a front-facing study, ideal for use as a home office or additional storage space. The family bathroom is fitted with a modern four-piece suite, comprising a freestanding bath, corner shower cubicle, wash basin, and WC. Externally, the rear garden is a generous and private enclosed space. It begins with a patio seating area, leading onto a well-maintained lawn bordered by mature trees and shrubs. Beyond this is a further patio area and a pebbled section, which includes a greenhouse and a shed. To the front, the property benefits from gated access, a driveway providing off-road parking for multiple vehicles, and an attached single garage.



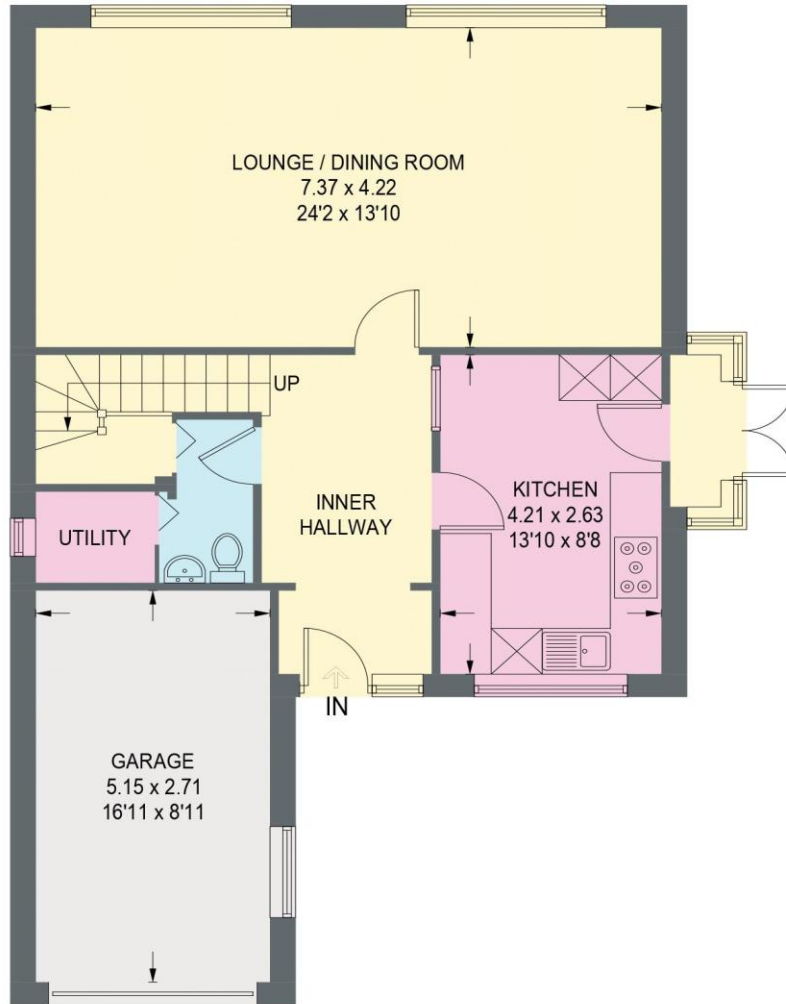


- Individual Three Bedroom Detached House
- Excellent Transport Links & Ideal Family Home
- Modern Kitchen w/ Gloss Units & Integrated Appliances
- Open Plan Living Diner Overlooking the Rear Garden
- Three Double Sized Bedrooms
- Further Study & Utility Room
- Modern Four Piece Suite Family Bathroom
- Well Maintained Large Rear Garden
- Driveway Parking for Multiple Vehicles & Attached Single Garage
- Council Tax Band D/EPC Rating D

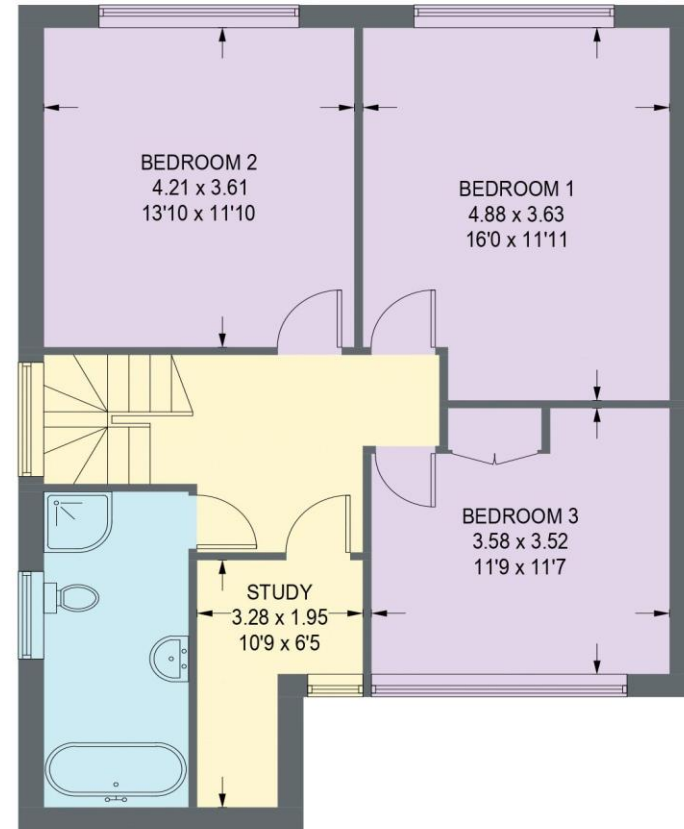


102A ST LAWRENCE ROAD

APPROXIMATE GROSS INTERNAL AREA = 141.4 SQ M / 1521.8 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
74.9 SQ M / 805.7 SQ FT



FIRST FLOOR = 66.5 SQ M / 716.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310902)



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