







70 Burton Street

Wingerworth • Chesterfield • S42 6FH

£350,000

Welcome to this well-presented four-bedroom detached family home, situated in the highly sought-after village of Wingerworth. The property enjoys a convenient position close to a wide range of everyday amenities, including local shops, cafés, pubs, and essential services, while Chesterfield town centre is just a short drive away, offering a broader selection of retail, leisure, and dining facilities. The area is particularly popular with families, benefitting from an excellent choice of well-regarded schools and superb transport links, including convenient access to major road networks, the M1 motorway, regular public transport services, and Chesterfield train station. Avenue Country Park and Hunloke Park are both nearby, providing attractive green spaces and walking routes, while the Peak District is within easy reach. This property offers an ideal opportunity for families seeking a home ready to move straight into. The property is entered via a welcoming hallway, which benefits from useful under-stairs fitted storage. To the right is the living room, a well-proportioned front-facing reception room, providing a private and comfortable space for relaxing. To the rear of the property is the impressive open-plan kitchen diner. The dining area offers ample space for family meals and entertaining, with double doors opening directly onto the rear garden. The space flows seamlessly into the kitchen, which is fitted with a stylish range of modern gloss units, providing excellent storage and integrated appliances. The kitchen also leads into a separate utility room, fitted with additional cupboards and benefitting from an external door to the rear garden, along with access to a convenient ground floor WC. To the first floor are four bedrooms and the family bathroom. Bedrooms one and three are positioned at the front of the property. The principal bedroom is a well-proportioned double room benefitting from fitted wardrobes and a modern part-tiled ensuite shower room, comprising a shower cubicle, wash basin, and WC. Bedroom three is another comfortable double room. Bedrooms two and four overlook the rear garden. Bedroom two is a spacious double room, while bedroom four is a well-sized single bedroom, currently used as a nursery. The family bathroom is fitted with a part-tiled four-piece suite comprising a bath, separate shower cubicle, wash basin, and WC. The landing also benefits from useful storage. Externally, the enclosed rear garden offers an excellent space for family enjoyment. A patio area leads onto a well-maintained lawn, while a decked seating area to the rear provides the perfect spot for outdoor entertaining. The garden also benefits from a useful storage shed. To the front of the property is a further lawned area alongside a double-width driveway providing off-road parking. The attached single garage offers additional storage or parking options.



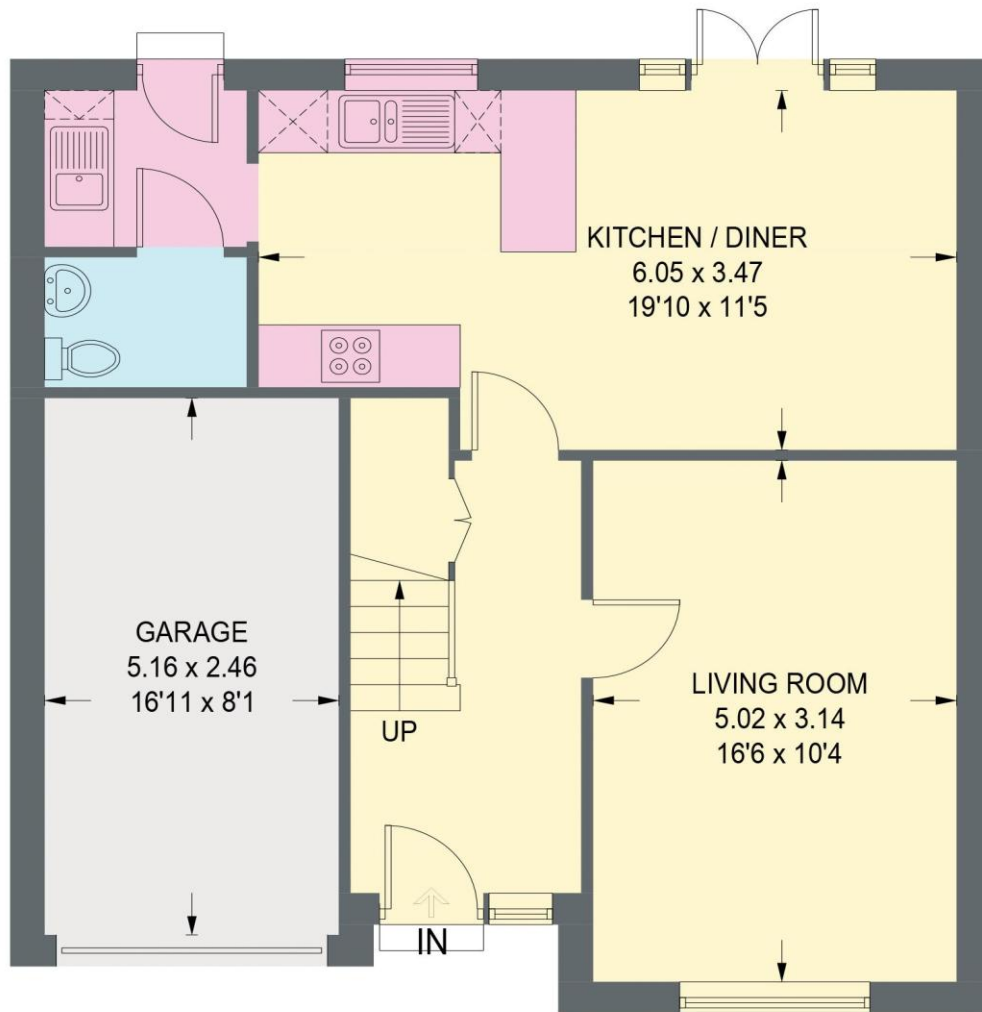


- Four Bedroom Detached Family House
- Sought After Location with Great Local Amenities & Transport
- Spacious Front Facing Private Living Room
- Open Plan Rear Kitchen Diner w/ Integrated Appliances
- Separate Utility Room & WC
- Four Well Proportioned Spacious Bedrooms
- Modern Part Tiled Family Bathroom & Ensuite
- Enclosed Rear Garden & Decking
- Double Driveway & Attached Garage
- Council Tax Band D/EPC Rating B

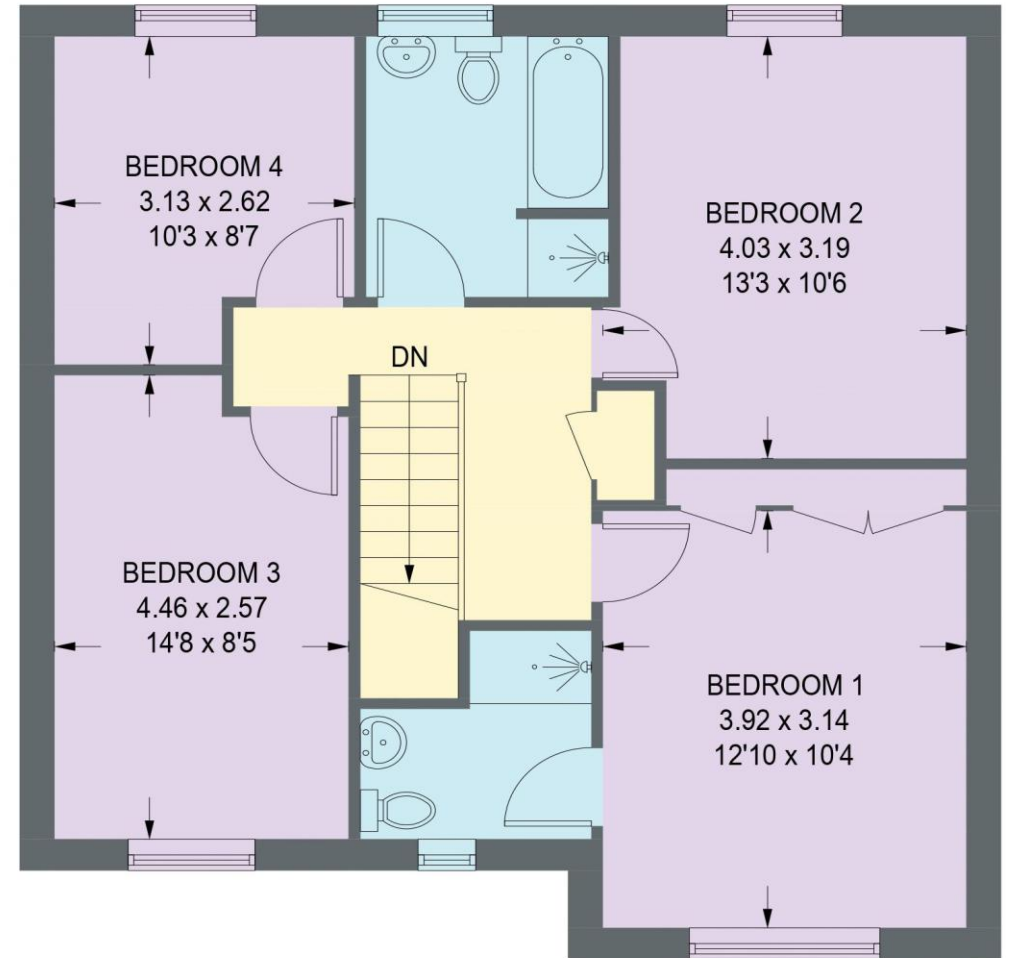


70 BURTON STREET

APPROXIMATE GROSS INTERNAL AREA = 126.9 SQ M / 1365.7 SQ FT



GROUND FLOOR = 63.4 SQ M / 682.8 SQ FT



FIRST FLOOR = 63.4 SQ M / 682.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1317858)

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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