







52 Burton Street

Wingerworth • Chesterfield • S42 6FH

Guide Price £325,000 to £335,000

Welcome to this four-bedroom detached family home, situated in the highly sought-after village of Wingerworth. The property enjoys an excellent location close to a range of local amenities, including cafés, pubs, shops, and everyday conveniences. Families will appreciate the selection of highly regarded schools nearby, while commuters benefit from excellent transport links including regular bus services, convenient access to major road networks, the M1 motorway, and Chesterfield train station. The property is also ideally positioned for outdoor enthusiasts, with Avenue Country Park, Hunloke Park, the Five Pits Trail, and the Peak District all within easy reach. This home offers an ideal opportunity for growing families and couples looking to upsize. The property is entered via a welcoming hallway with the staircase positioned centrally. To the left is the living room, a spacious front-facing reception room benefitting from a useful built-in storage cupboard and providing a comfortable space for relaxation. From the living room, access is provided to the kitchen diner. The kitchen is fitted with a modern range of gloss units, integrated appliances, and ample storage. The kitchen also leads into a separate utility room, which offers space for freestanding appliances, an external door to the rear garden, and access to a convenient ground floor WC. The dining area is open plan to the kitchen and provides ample space for a family dining table, with French doors opening directly onto the rear garden, creating an excellent space for entertaining and everyday family living. To the first floor, the landing benefits from a useful storage cupboard and provides access to four bedrooms and the family bathroom. Bedrooms one and two are positioned at the front of the property. The principal bedroom is a spacious double room featuring fitted panelled wardrobes and a modern part-tiled ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedroom two is another generous double room and also benefits from fitted wardrobes. Bedrooms three and four overlook the rear garden. Bedroom three is a well-proportioned room, while bedroom four is a good-sized single bedroom, ideal as a home office, nursery, or child's bedroom. The family bathroom is modern and part tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is private, enclosed, and well maintained. A patio and decked seating area provide excellent outdoor entertaining space, complemented by a useful summerhouse. Beyond, the garden opens onto a low-maintenance lawn and pebbled area, enhanced by a mature tree creating an attractive focal point. To the front of the property is a lawned garden alongside a driveway providing off-road parking for multiple vehicles, which leads to an attached single garage.



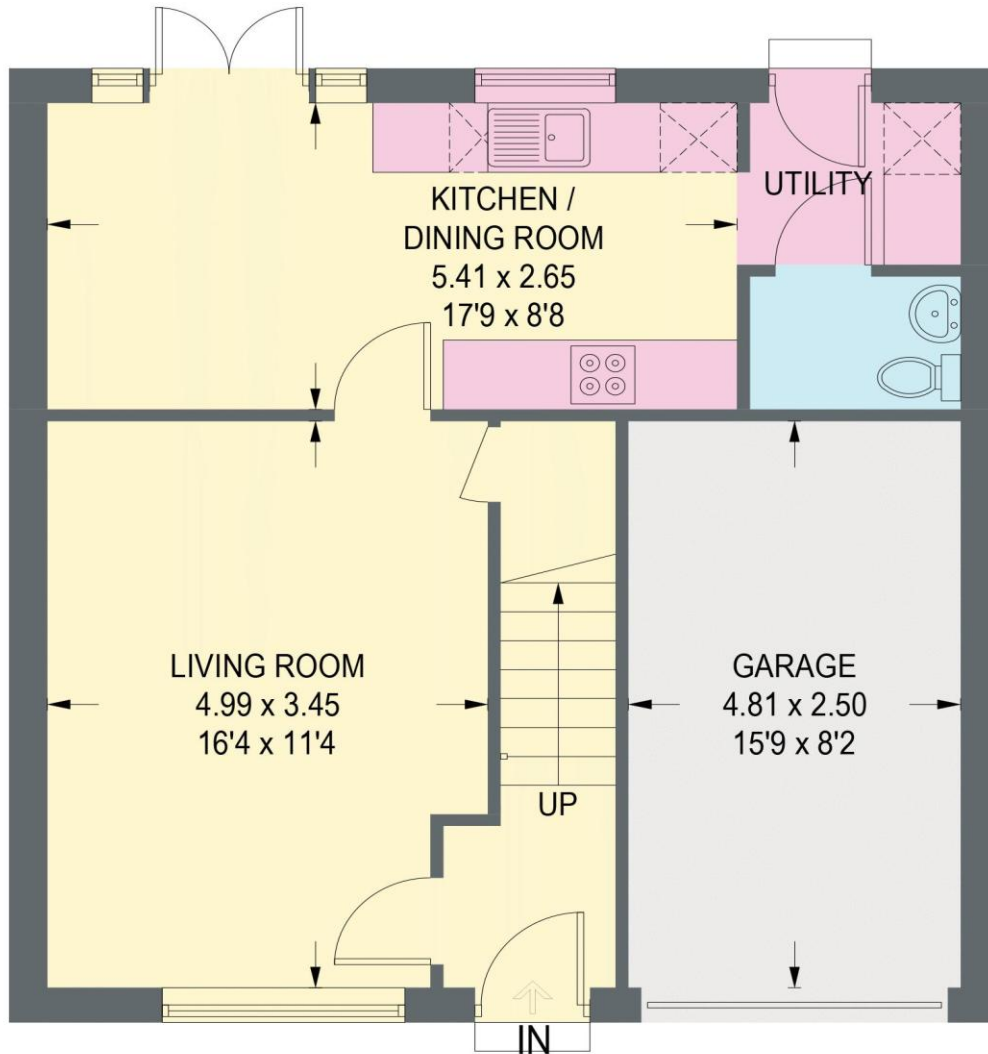


- Four Bedroom Detached Family House
- Close to Local Amenities & Transport Links
- Spacious Living Room w/ Useful Storage
- Open Plan Kitchen Diner w/ Integrated Appliances
- Separate Utility & WC
- Four Well Proportioned Bedrooms
- Part Tiled Family Bathroom & Ensuite to Principle Bedrooms
- Private Rear Garden w/ Decking & Patio
- Driveway Parking & Attached Garage
- Council Tax Band D/EPC Rating B

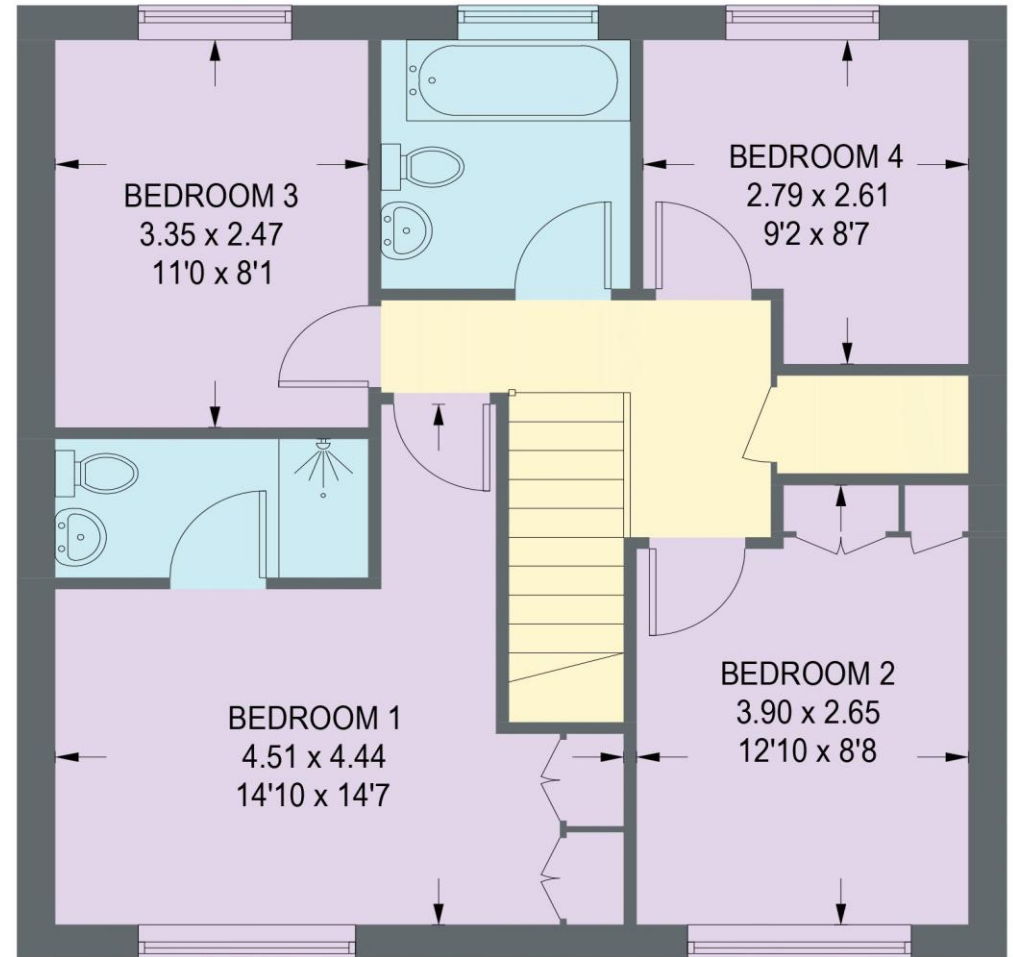


52 BURTON STREET

APPROXIMATE GROSS INTERNAL AREA = 110.3 SQ M / 1187.0 SQ FT



GROUND FLOOR = 54.6 SQ M / 587.7 SQ FT



FIRST FLOOR = 55.7 SQ M / 599.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1322915)



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