







## 33 Nottingham Drive

Wingerworth • Chesterfield • S42 6ND

£780,000

A self-build, five-bedroom detached bungalow with an annex, beautifully modernised throughout and positioned in the highly regarded area of Wingerworth. The location offers a wide selection of everyday amenities, including shops, cafés and pubs, with further facilities available in Chesterfield town centre, just a short drive away. Reputable schools are close by, along with access to countryside walks and green spaces. The property is also ideal for commuters, benefiting from excellent transport links including the M1 and Chesterfield train station. Overall, this makes an ideal home for families requiring generous and versatile living space. The side front door opens into a long, welcoming hallway. Turning left from the entrance, the first room is the spacious living room, which benefits from an abundance of natural light and features a modern media wall finish. Continuing down the hallway, the second room on the left is the open-plan kitchen and family room. The kitchen is fitted with modern shaker-style cupboards and integrated appliances, offering ample storage as well as a central island, perfect for entertaining. This space flows seamlessly into the family area, which also includes additional storage cupboards and space for seating. Bi-fold doors open onto the side rear garden, allowing in further natural light. To the right of the hallway, the first room is a well-positioned separate WC, and the hallway also provides additional storage along with a separate utility space. Opposite the WC is the main bedroom, a spacious double room with fitted wardrobes, overlooking the front of the property and finished to a modern standard. A further door leads into a useful walk-in wardrobe, which in turn opens into a fully modernised and tiled four-piece ensuite, comprising a walk-in shower, bath, sink and WC. Bedroom two is located further down the left-hand side of the hallway and is a double room overlooking the side of the property. Bedroom three is positioned at the end of the hallway and is another good-sized double overlooking the garden. Bedroom four is situated next to this room, also overlooking the rear, and is currently used as a dining room, though it remains a double bedroom. Bedroom five is located on the opposite side of the property next to the main bedroom; it is a single room with fitted wardrobes, ideal for use as a dressing room or study. The family shower room is spacious and fitted with a three-piece suite, including a walk-in shower, sink and WC. The annex is situated to the rear of the driveway and benefits from two separate entrances. The left-hand door leads into a private room with storage, ideal as a home office or bedroom. From here, a door provides access to a living room space with additional storage, which then leads through to a kitchen area and WC. Externally, the rear of the property features a landscaped garden with well-maintained lawns, a patio area, and a variety of shrubs, along with a seating space beneath a pergola. The garden is private and enclosed. To the front, a gated driveway provides ample space for multiple vehicles, complemented by further well-kept lawns.





- Five Bedroom Detached Bungalow
- Completely Renovated To A High Standard
- External Detached Annex / Home Office & Additional Workshop
- Large Family Kitchen-Dining Family Room
- Principal Bedroom w/ Fitted Wardrobes & En-Suite

- Large Driveway For Off Road Parking
- Modern & Tiled Family Shower Room
- Living Room inc Media Wall
- Fully Enclosed & Private Rear Garden Inc Pagola Sitting Area
- EPC Rating: TBC / Council Tax Band E



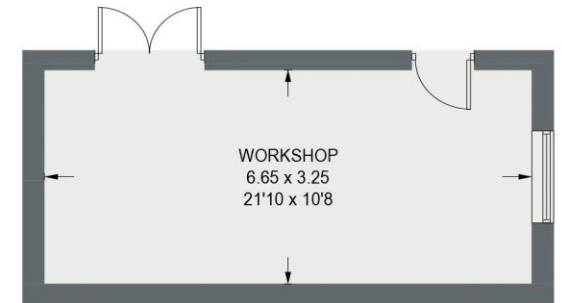


# 33 NOTTINGHAM DRIVE

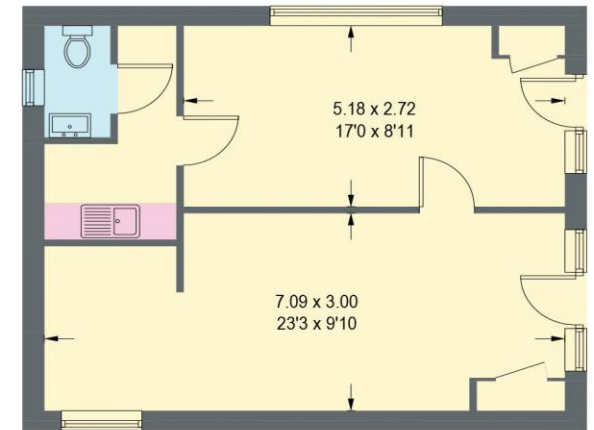
APPROXIMATE GROSS INTERNAL AREA = 245.8 SQ M / 2645.4 SQ FT



**GROUND FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1304976)

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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