







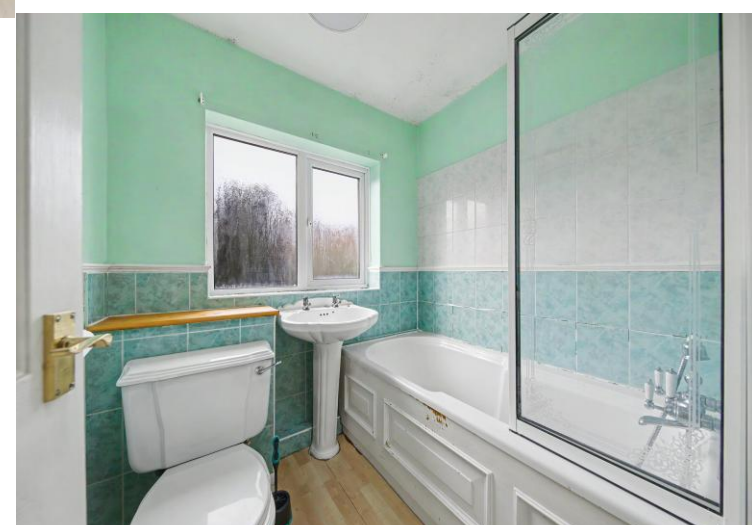
## 39 Hazel Drive

Wingerworth • Chesterfield • S42 6NE

£195,000

Offered with no upward chain, this three-bedroom semi-detached home is situated in the highly sought-after village of Wingerworth. The location offers a pleasant balance of village living with convenient access to local shops, cafés, and leisure facilities, with Chesterfield town centre close by providing a wider range of amenities. The area is well served by reputable local schools and benefits from strong transport links, including regular bus services, nearby train station access, and straightforward road routes. Green spaces and walking routes are also close at hand, making this an ideal choice for a first-time buyer or rental investment opportunity. The property is entered via a small entrance hallway, which leads into the front-facing living room. This is a good-sized space featuring a fireplace and offering a comfortable main reception area. To the rear of the property is the kitchen diner, a versatile space ready to be made your own, fitted with shaker-style units, space for freestanding appliances, and room for a dining table. Double doors open directly onto the rear garden, providing a bright and practical layout. To the first floor, the main bedroom is a generous double positioned at the front of the property and benefits from fitted wardrobes. Bedroom two is another well-proportioned room overlooking the rear, also with fitted wardrobes. Bedroom three is a single room to the front, ideal for use as a home office or nursery. The bathroom is fitted with a three-piece suite, part-tiled and comprising a bath with shower attachment, wash basin, and WC. Externally, the rear garden is private and enclosed, beginning with a patio seating area and rising via a few steps to a lawned garden with a shed and mature trees to the rear. To the front, the property benefits from an additional lawned area, established trees, and a driveway providing parking for approximately two vehicles.



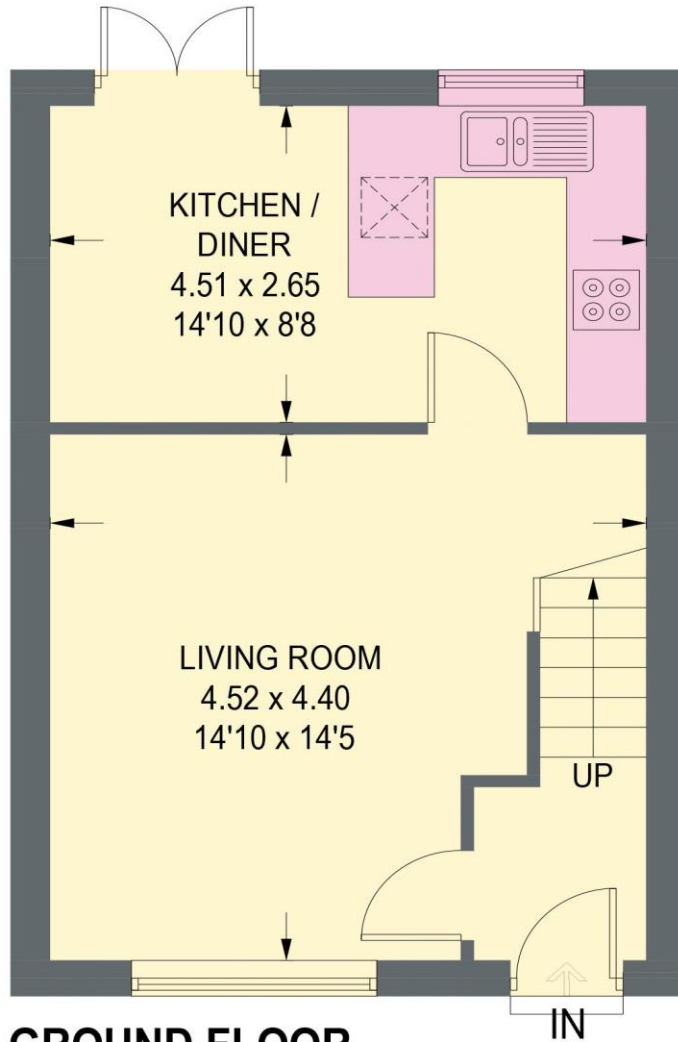


- Three Bedroom Semi Detached House
- Ready to Put your Own Stamp Onto
- Ideal Location in Wingerworth - Great Transport Links
- Good Sized Front Living Room w/ Fireplace
- Kitchen Diner w/ Doors onto the Rear Garden
- Three Well Proportioned Bedrooms
- Three Piece Suite Bathroom
- Enclosed Rear Garden & Patio w/ Shed
- Driveway Parking to the Side & Front Lawn
- Council Tax Band B/EPC Rating C

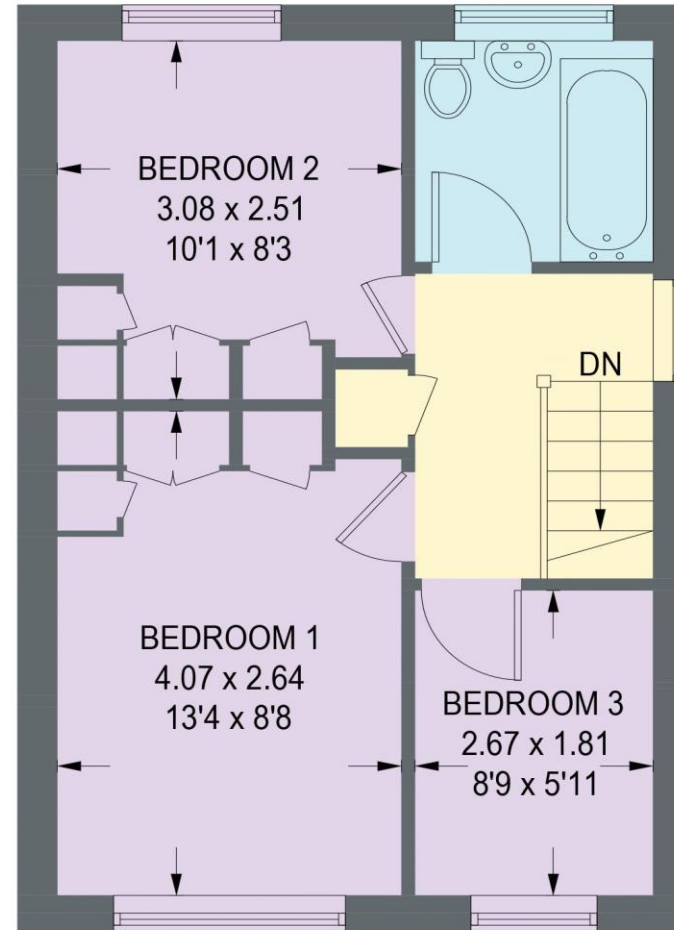


# 39 HAZEL DRIVE

APPROXIMATE GROSS INTERNAL AREA = 65.3 SQ M / 703.2 SQ FT



**GROUND FLOOR**  
**32.3 SQ M / 347.7 SQ FT**



**FIRST FLOOR**  
**33.0 SQ M / 355.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1291880)



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