







# 1 Calver Avenue

North Wingfield • Chesterfield • S42 5WA

£150,000

Welcome to this well-maintained two-bedroom semi-detached home, situated in the popular area of North Wingfield. The property benefits from a wide range of nearby amenities, including supermarkets, shops, cafés, pubs, and everyday conveniences, with further facilities available in nearby Clay Cross and Chesterfield. The area is also well positioned for reputable local schools and offers excellent transport links, including easy access to the M1, Chesterfield train station, and major road networks. For those who enjoy the outdoors, the Five Pits Trail is close by, making this an ideal home for first-time buyers, couples, and single professionals alike. The property is entered via a side entrance into a welcoming hallway, which provides access to the staircase and a convenient ground floor WC positioned to the left. To the right is the modern U-shaped kitchen, fitted with shaker-style units, integrated appliances, and space for freestanding appliances. At the end of the hallway is the lounge diner, a well-proportioned living space positioned at the front of the property. The room offers space for a small dining table if desired and also benefits from a useful internal storage cupboard. To the first floor are two bedrooms and the family bathroom, with the landing also benefitting from a storage cupboard. Both bedrooms face the front of the property, with bedroom one being a generously sized double featuring French doors opening onto a Juliet balcony. Bedroom two is a well-proportioned single room. The bathroom is part tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the property benefits from driveway parking to the side, along with a small, easy-to-maintain lawned garden and patio area. A single leasehold garage is also located to the rear of the property with no charge.





- Two Bedroom Semi Detached House
- Well Maintained Throughout
- Ideal Starter Home
- U Shaped Shaker Style Kitchen
- Good Sized Lounge Diner & Ground Floor WC

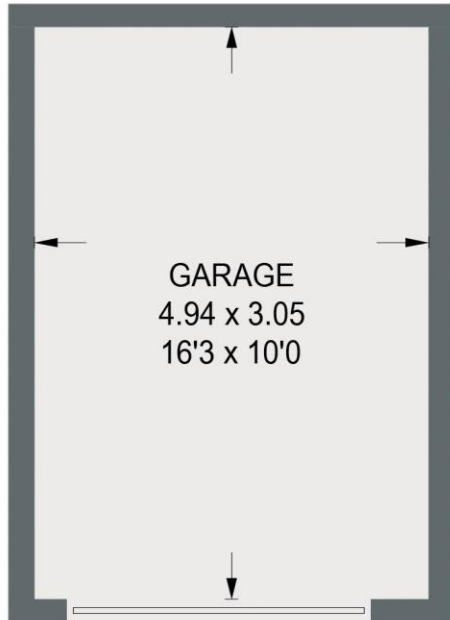
- Two Well Proportioned Bedrooms
- Three Piece Suite Family Bathroom
- Easy Maintenance Side Garden
- Driveway Parking & Rear Single Garage
- Council Tax Band A/EPC Rating C



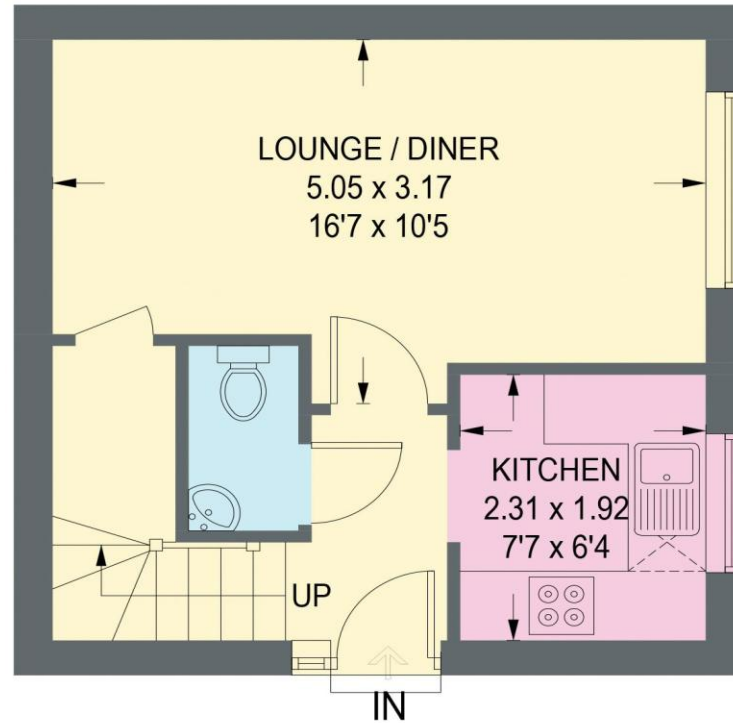


# 1 CALVER AVENUE

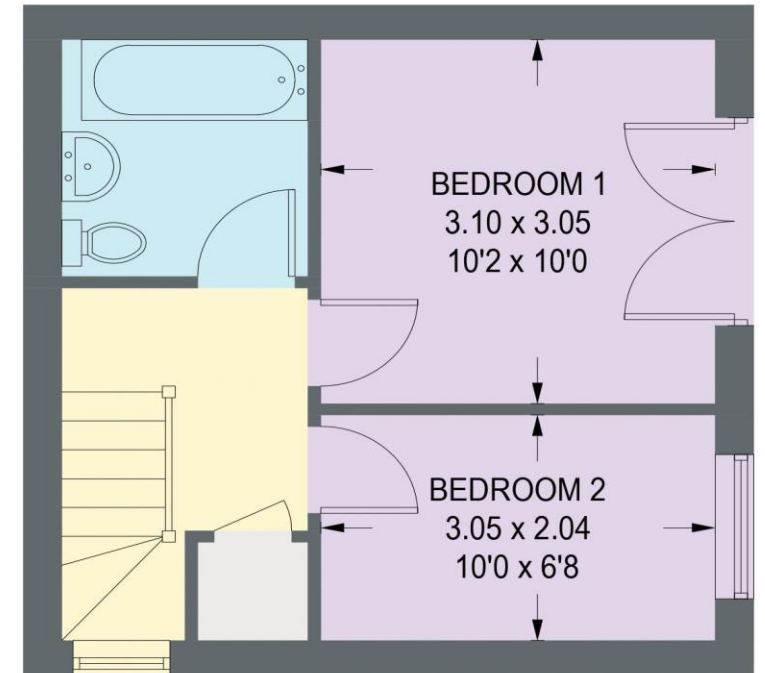
APPROXIMATE GROSS INTERNAL AREA = 67.1 SQ M / 722.7 SQ FT  
(INCLUDING GARAGE)



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**GROUND FLOOR**  
**40.9 SQ M / 440.2 SQ FT**  
**(INCLUDING GARAGE)**



**FIRST FLOOR**  
**26.2 SQ M / 282.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1309436)



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