







## 590 Derby Road

Wingerworth • Chesterfield • S42 6LY

£575,000

Welcome to this fully modernised five-bedroom semi-detached home, ideally located in the highly desirable area of Wingerworth. The location offers an excellent balance of semi-rural living alongside convenient access to everyday amenities, including a range of independent shops, cafés, pubs and essential services. The property is also well positioned for highly regarded local schools. Chesterfield town centre is just a short drive away, along with the train station, and the area benefits from excellent transport links, including easy access to the M1, major road networks and local bus routes. There are a number of nearby green spaces and parks, with the Peak District also within easy reach. This property presents an ideal family home, ready to move straight into. Upon entering the property, you are first welcomed into a porch, which then leads into the main hallway. Turning left takes you into the spacious living room, a well-proportioned room featuring a bay window and fireplace. Double doors from the living room open into a large open-plan living and dining space, offering a versatile environment ideal for both entertaining and family life. This space provides ample room for dining and benefits from bi-fold doors that open onto the rear garden, allowing for plenty of natural light and indoor-outdoor flow. The dining area seamlessly connects to the kitchen, which is fitted with modern-finish cupboards, integrated appliances and space for breakfast bar seating. The kitchen also benefits from an external door leading to the rear garden and opens into a further utility space, which provides additional cupboard storage and space for freestanding appliances. From the kitchen, internal double doors lead into a further reception room, currently used as a gym, which also has access back to the hallway. This room opens into a games room, featuring a bay window and offering additional versatile living space. To the first floor, the principal bedroom is located to the left of the landing and enjoys dual aspects, facing both the front and rear of the property. This is a spacious room with ample dressing space, fitted wardrobes and its own modern, fully tiled four-piece ensuite, comprising a freestanding bath, shower cubicle, sink and WC. Bedroom two is a good-sized double located at the front of the property and also benefits from fitted wardrobes. Bedroom three overlooks the rear garden and includes fitted wardrobes. Bedrooms four and five are both positioned at the front, with bedroom four being another double with fitted wardrobes, while bedroom five is a single room currently used as a home office. The family shower room is modern and fully tiled, fitted with a three-piece suite including a walk-in shower, sink and WC. Externally, the rear garden is spacious, well maintained and ideal for family use. It begins with a ground-level patio area, with steps leading up to a long lawned garden bordered by mature trees. There is a further patio area towards the rear, complete with a hot tub and additional seating space, creating an excellent outdoor entertaining area. To the front, the property is accessed via a long shared driveway, leading to private driveway parking for multiple vehicles, as well as a detached, spacious double garage.



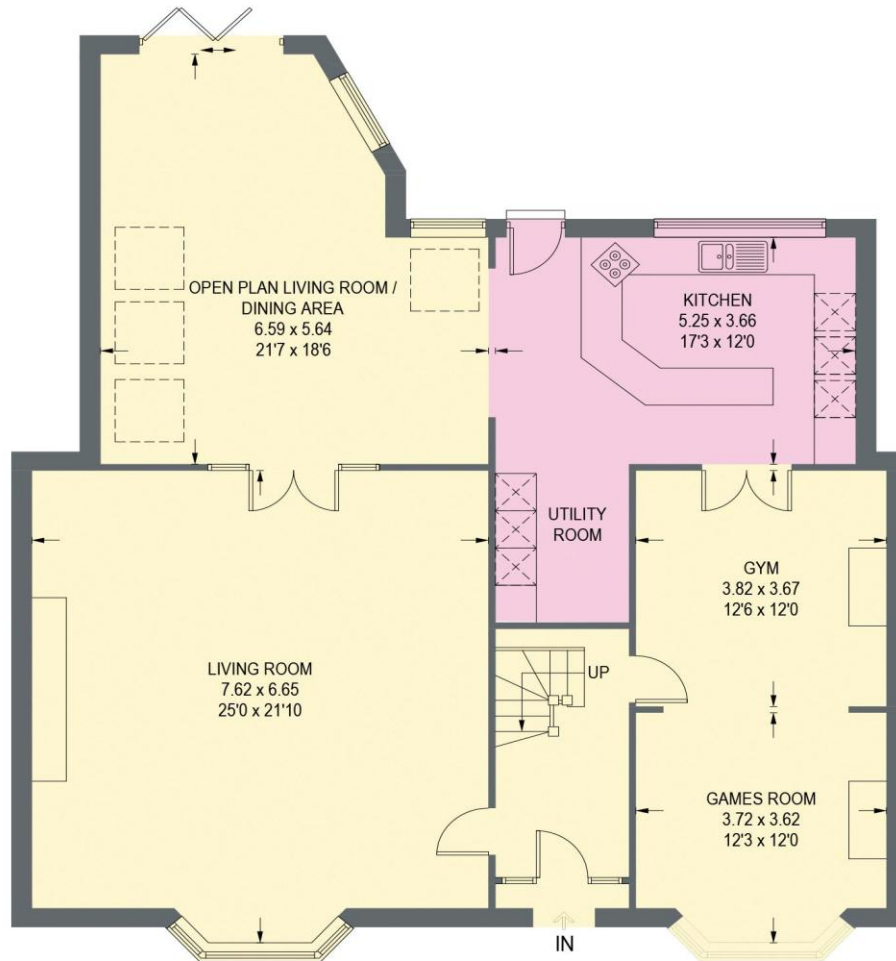


- Fully Modernised Five Bedroom Semi Detached House
- Sought After Area & Perfect Family Home
- Spacious Bay-Fronted Living Room w/ Fireplace
- Large Open Plan Living Diner
- Contemporary Kitchen w/ Integrated Appliances & Further Utility Space
- Additional Versatile Reception Rooms
- Five Well Proportioned Bedrooms & Modern Ensuite/Shower Room
- Enclosed Spacious Rear Garden, Patio & Hit Tub
- Driveway Parking & Spacious Detached Double Garage
- Council Tax Band C

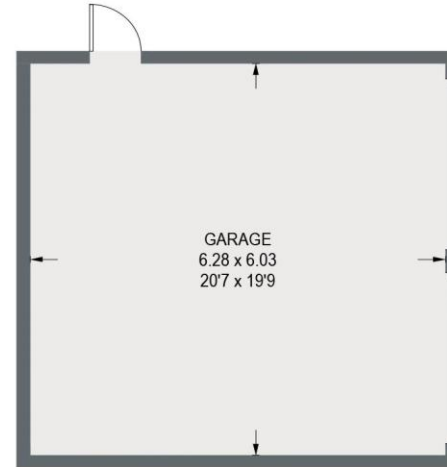


# 590 DERBY ROAD

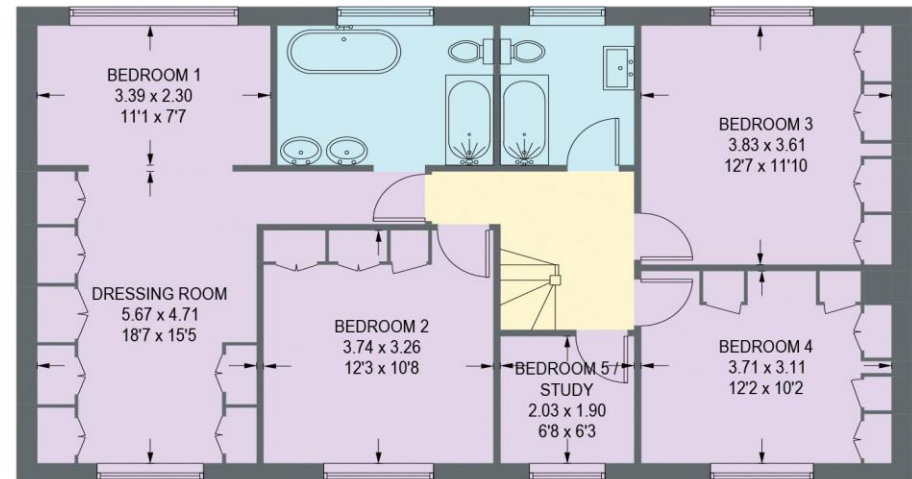
APPROXIMATE GROSS INTERNAL AREA = 266.7 SQ M / 2870.6 SQ FT



**GROUND FLOOR = 179.0 SQ M / 1926.4 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**FIRST FLOOR = 87.7 SQ M / 944.2 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1307389)



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