



## Offers In The Region Of £335,000

- 4 Bedroom executive home
- Stunning kitchen diner
- Generous lounge
- Off street parking and garage
- Popular location of Wingerworth
- Utility room and Wc
- Master bedroom with Ensuite shower room
- Offered for sale with NO CHAIN
- Office room
- Enclosed rear garden with a covered patio seating area, lawn and storage

# 2 Edale Drive, Chesterfield S42 6UH

 4  3  2  B

Council Tax Band: E





Nestled in the sought-after area of Wingerworth, this modern detached house on Edale Drive offers a perfect blend of modern styling and space, ideal for family living. Complete with four spacious bedrooms, including a master suite with an ensuite shower room, this home is ideal for families seeking both space and privacy.

The property boasts a large lounge with double doors leading into the kitchen diner. The kitchen benefits from French doors leading out into the garden, space for dining and a modern kitchen with integrated appliances including dishwasher, oven, hob and fridge and freezer. There is also a home office/playroom and a utility room with WC plus storage under the stairs.

The enclosed rear garden is a delightful feature, offering a good outdoor space complete with a covered patio seating area, perfect for enjoying al fresco dining or simply unwinding in the fresh air, a lawn area and shed with access to the garage.

On the first floor there are 4 bedrooms. The master bedroom benefits from an ensuite shower room and integrated storage. The second large double bedroom sits alongside this and is to the front of the property. To the rear is the family bathroom with tiles, a white suite and a shower over the bath. There are a further 2 bedrooms and storage off the landing.

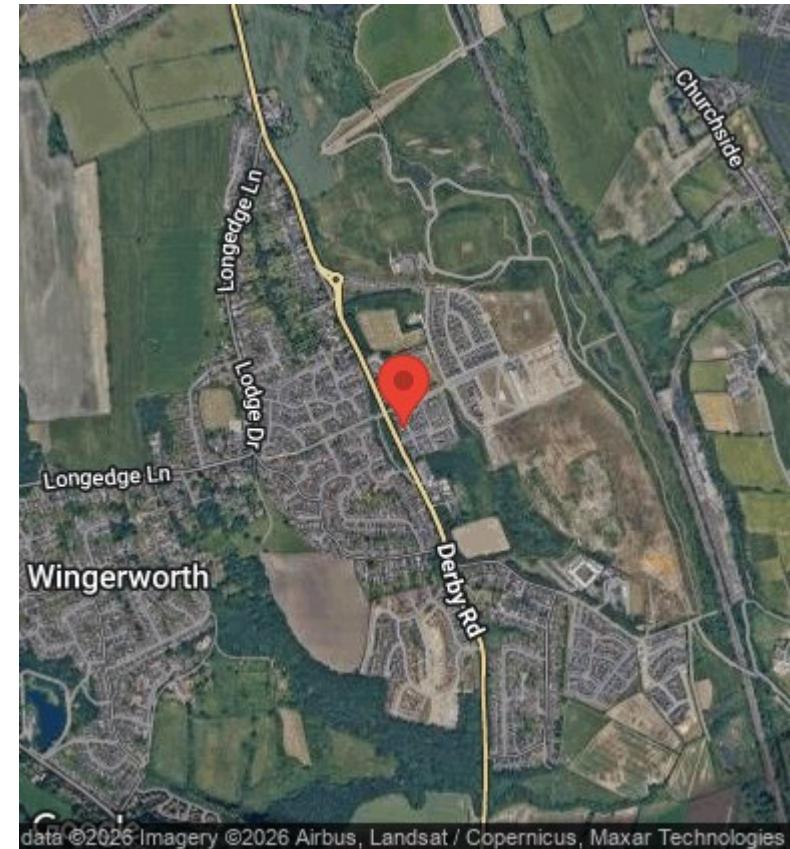
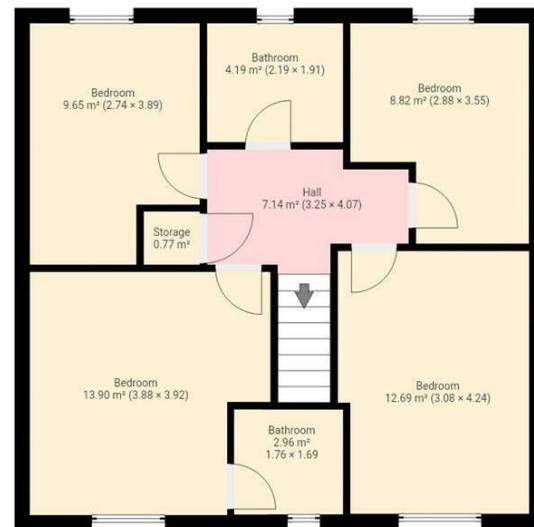
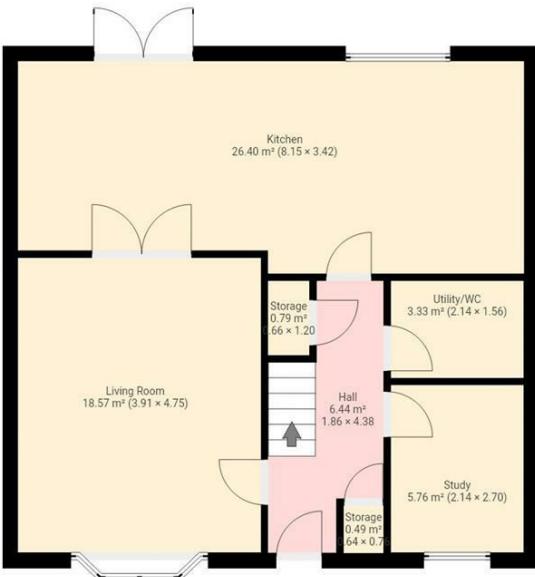
Situated in a popular location, this home benefits from excellent local schooling, making it an attractive option for families. Furthermore, its proximity to the bypass and the M1 ensures easy access to surrounding areas, enhancing the appeal for commuters.

This property presents a wonderful opportunity to acquire a contemporary family home in a desirable neighbourhood. With its thoughtful layout and modern amenities, it is sure to meet the needs of those looking for a comfortable and stylish living environment.

The property is freehold and is still under the NHBC warranty - council tax band E.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		