







109 Deerlands Road

Wingerworth • Chesterfield • S42 6UZ

Guide Price £235,000 to £240,000

Welcome to this well-presented three-bedroom semi-detached home, situated in the highly sought-after village of Wingerworth. The property enjoys excellent access to a range of local amenities, including shops, pubs, cafés, and everyday conveniences, while Chesterfield town centre is just a short drive away, offering a wider selection of retail, leisure, and dining facilities. The area is particularly popular with first-time buyers and couples, benefitting from highly regarded schools, excellent transport links, convenient access to the M1 motorway, Chesterfield train station, and major road networks. Avenue Country Park is also nearby, providing beautiful walks, lakes, and open green spaces to enjoy throughout the year. The property is entered via a welcoming hallway, which benefits from useful storage and provides access to the first-floor accommodation. To the left is the living room, a well-proportioned front-facing reception room featuring a fireplace, creating a cosy focal point. Double doors lead through to the open-plan kitchen diner, allowing the space to flow seamlessly while offering flexibility for both everyday living and entertaining. The kitchen diner has been modernised and fitted with a range of contemporary units, incorporating integrated appliances alongside space for freestanding appliances. The kitchen can also be accessed directly from the hallway and benefits from an external door leading to the rear garden. Opening into the dining area, the room provides ample space for a family dining table, alongside a breakfast bar area, all enhanced by an abundance of natural light. To the first floor are three bedrooms and the family bathroom. Bedroom one is a spacious front-facing double bedroom. Bedroom two overlooks the rear garden and is another generously sized room benefitting from a useful storage cupboard. Bedroom three is positioned at the front of the property and is a versatile single room, ideal as a home office, nursery, dressing room, or child's bedroom. The family bathroom has been modernised and is fully tiled, fitted with a contemporary three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is enclosed and well maintained. A patio seating area provides ample space for outdoor dining and entertaining before leading onto a lawned garden. The garden also benefits from a summerhouse, offering useful storage and additional versatility. To the front of the property, a spacious paved driveway provides ample off-road parking.





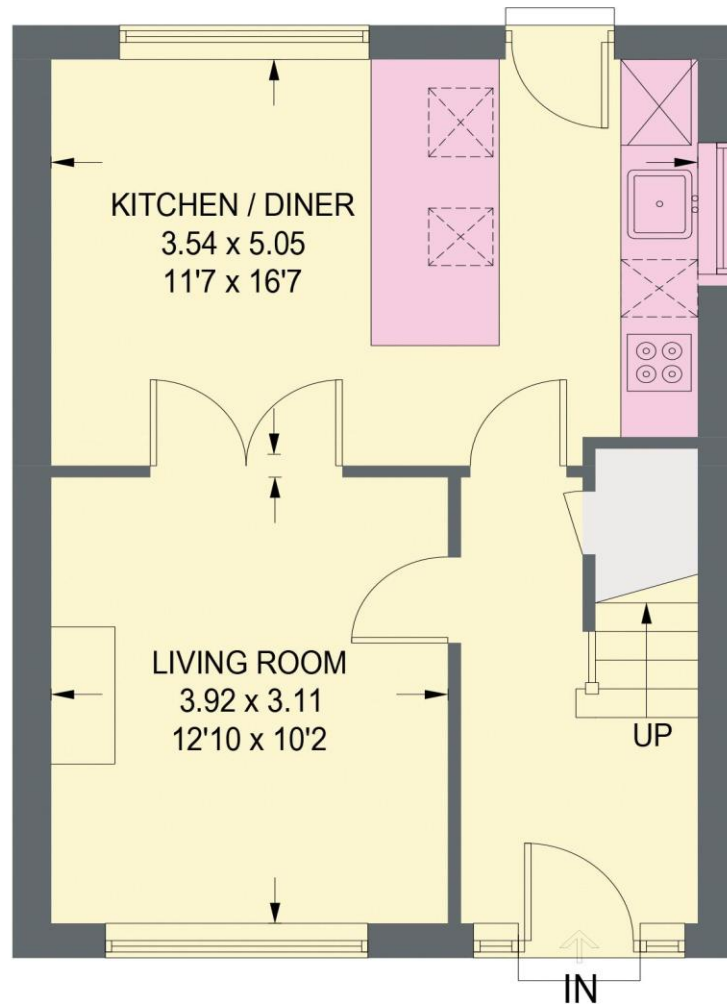
- Well Presented Three Bedroom Semi Detached House
- Sought After Wingerworth Location
- Living Room with Fireplace
- Modern Open Plan Kitchen Diner
- Breakfast Bar & Dining Space
- Three Well Proportioned Bedrooms
- Modern Fully Tiled Family Bathroom
- Enclosed Rear Garden && Patio
- Generous Front Driveway Parking
- Council Tax Band B/EPC Rating D



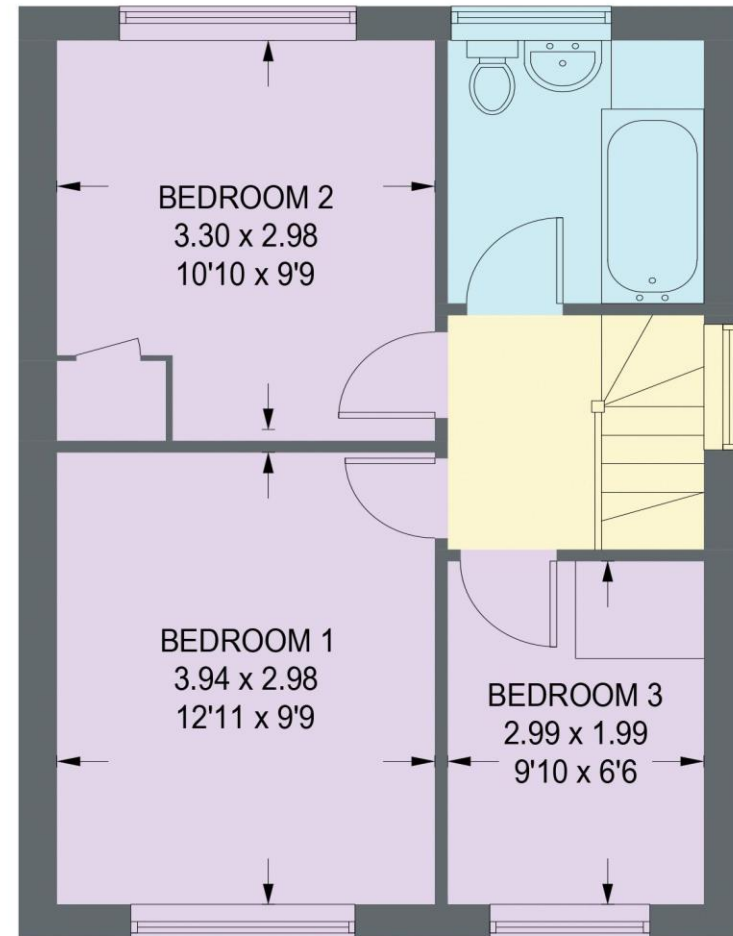


109 DEERLANDS ROAD

APPROXIMATE GROSS INTERNAL AREA = 74.5 SQ M / 801.4 SQ FT



GROUND FLOOR
37.2 SQ M / 400.9 SQ FT



FIRST FLOOR
37.2 SQ M / 400.5SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1328312)

