







## 30 Windwhistle Drive

Grassmoor • Chesterfield • S42 5FD

Guide Price £350,000 to £365,000

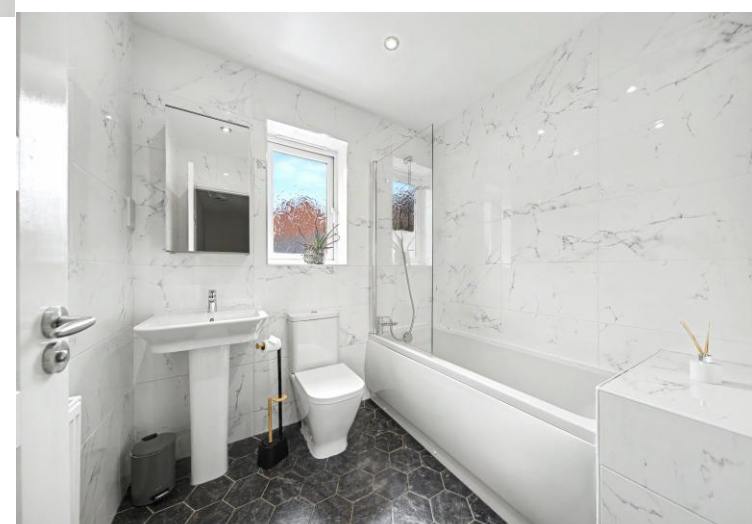
A modern four-bedroom detached family home situated in the popular area of Grassmoor. The property benefits from a wide range of nearby amenities, including local shops, cafés, pubs, and everyday conveniences. A selection of reputable schools are also close by, while Chesterfield town centre and the train station are conveniently accessible, offering a wider range of facilities and commuter links. Excellent transport connections include straightforward access to surrounding areas, the M1 motorway, and regular bus routes. The property is also well positioned for outdoor activities, with the Five Pits Trail and local parks nearby. This home offers an ideal opportunity for families looking for a property ready to move into. The property is entered via a welcoming hallway, which also benefits from useful storage. To the left, double doors open into a well-proportioned living room featuring a bay window. To the rear of the hallway is the open-plan kitchen diner, fitted with modern gloss units, integrated appliances, and space for freestanding appliances. An archway leads through to a separate utility room, which provides access to the ground floor WC and an external door leading out to the rear garden. The dining area offers ample space for family dining and opens into a spacious and bright extended garden room, complete with double patio doors opening onto the rear garden. To the first floor are four bedrooms and the family bathroom. The principal bedroom is positioned at the front of the property and benefits from fitted sliding wardrobes, along with a modern three-piece ensuite comprising a shower cubicle, wash basin, and WC. Bedroom two is another front-facing double room and also benefits from fitted wardrobes. Bedrooms three and four overlook the rear garden, with bedroom three being a further double and bedroom four another well-proportioned room. The family bathroom has been fully modernised and is fitted with a contemporary three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the enclosed rear garden is spacious and well maintained, featuring a patio seating area with steps leading up to the lawned garden. To the front, the property benefits from a further lawned area, a driveway providing off-road parking for multiple vehicles, and an attached single garage.





- Modern Four Bedroom Detached Family House
- Great Transport Links & Local Amenities
- Bay Fronted Living Room
- Open Plan Kitchen Diner w/ Separate Utility & WC

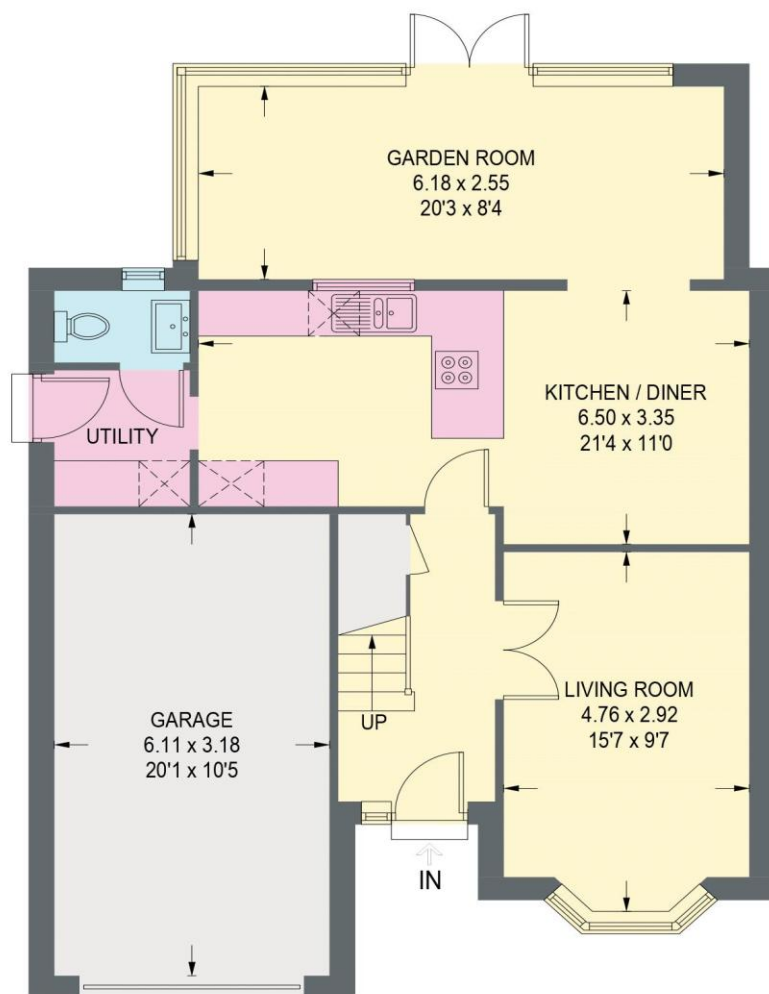
- Bright & Extended Garden Room
- Four Well Proportioned Bedrooms
- Modern Family Bathroom & Ensuite
- Rear Patio & Well Maintained Lawn
- Driveway Parking & Attached Single Garage
- Council Tax Band D/EPC Rating B



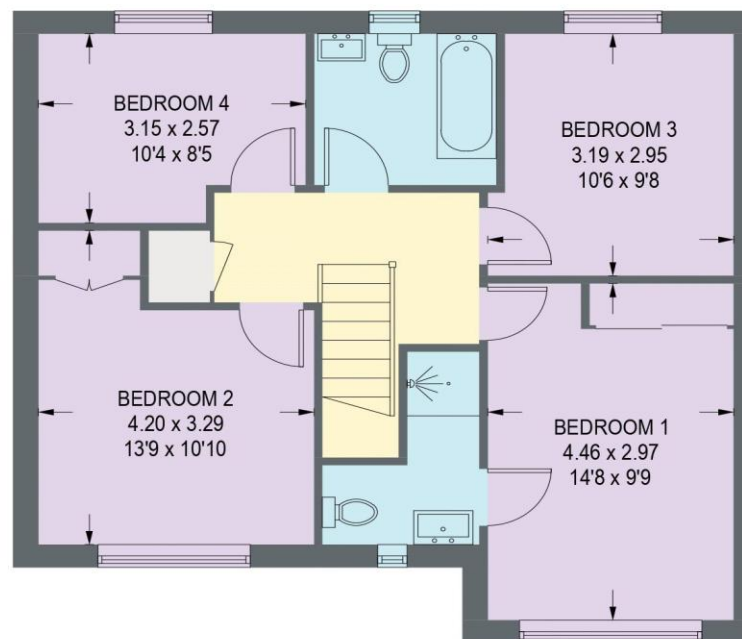


# 30 WINDWHISTLE DRIVE

APPROXIMATE GROSS INTERNAL AREA = 140.2 SQ M / 1509.4 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR (INCLUDING GARAGE)**  
**81.7 SQ M / 879.5 SQ FT**



**FIRST FLOOR = 58.5 SQ M / 630.0 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1309031)



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