



Heathfield Close, Wingerworth, Chesterfield, Derbyshire S42 6RW

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 EPC C

Guide Price £230,000

PINEWOOD



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Guide Price £230,000

3 bedrooms
1 bathrooms
1 receptions

- 3 cosy bedrooms - two double and one single bedroom/dressing room
 - 1 modern bathroom with white suite and shower over bath
 - Spacious reception room
- Semi-detached family home with driveway parking for two cars and single garage
 - Located in the sought after village of Wingerworth
 - Close to local village amenities - short drive into the town centre of Chesterfield
 - Near well regarded schools, parks and the avenue nature reserve
- Easy access to main commuter routes and easy access to the M1 motorway
 - Quiet residential area - head of a cul de sac
 - Freehold - Council Tax Band: B



OFFERS AROUND £230,000-£240,000

Nestled in the charming area of Heathfield Close, Wingerworth, Chesterfield, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three inviting bedrooms, two double and one single, currently being used as a dressing room, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The single bathroom is thoughtfully designed, catering to the needs of a modern household with a white suite and shower over bath. The fantastic stylish kitchen/dining room area is a standout area for this property, boasting ample space for entertaining guests or feeding the family, maintaining a sleek and modern feel throughout and sitting as the perfect centre-piece to this wonderful home. To the front is driveway parking for two cars and access into the single garage, to the rear is a landscaped tiered family friendly garden being fully enclosed, overlooking trees.

The location of this property is particularly appealing, offering a peaceful residential environment while still being within easy reach of local amenities and main transport links. Wingerworth is known for its friendly community and picturesque surroundings, providing a perfect backdrop for family life, only a short walk to the avenue nature reserve and Hunloke pub!

This semi-detached house is not just a place to live; it is a place to create lasting memories. With its practical layout and inviting atmosphere, it is sure to attract those looking for a welcoming home in a desirable area. Do not miss the chance to make this property your own.

Video Tour Available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

Living Room

16'1" x 12'0" (4.91m x 3.65m)

This inviting living room offers a cosy and calm space, featuring a soft carpet underfoot and a charming electric stove set within a stone fireplace surround. Built-in shelving and cabinetry provide both display and storage options, while a window overlooks the front garden, letting in natural light. The room flows seamlessly to the staircase and leads into the adjoining dining room, creating a warm and welcoming atmosphere.

Dining Room

9'10" x 8'6" (2.99m x 2.60m)

The dining room is a bright and stylish space, defined by a statement wall panel in deep blue which contrasts beautifully with the light surroundings. With space for a large wooden table comfortably seating up to six, perfect for family meals or entertaining guests. The room is neatly connected to the kitchen, allowing for easy serving and gatherings.

Kitchen

9'10" x 12'0" (2.98m x 3.65m)

This kitchen features a modern design with navy cabinetry and contrasting white marble-effect work surfaces and splashbacks. Integrated appliances include an oven and microwave neatly built into units, alongside a sleek induction hob. A large window above the sink floods the space with natural light, while a door provides access to the rear of the house. The herringbone-patterned flooring adds a touch of character and warmth to the room.

Bedroom 1

9'3" x 12'0" (2.82m x 3.65m)

Bedroom 1 is a comfortable double room with neutral decor and soft carpeting, creating a restful setting. A large window allows light to fill the space, and the room is arranged to accommodate bedside tables either side of the bed. Across the room, a sizeable wall-mounted television adds a modern touch.

Bedroom 2

11'10" x 8'6" (3.60m x 2.60m)

Bedroom 2 is a well-proportioned double bedroom with muted tones and carpeted flooring. The room benefits from a good size window which provides garden views and ample daylight, making it a pleasant and peaceful space to retire to.

Bedroom 3 / Dressing Room

8'4" x 12'0" (2.54m x 3.65m)

Bedroom 3 / Dressing Room is a versatile space featuring fitted wardrobes and a dressing table, making it ideal as a nursery, dressing room, or additional bedroom. The room enjoys natural light from its window and is decorated in soft tones with carpeting underfoot for comfort.

Bathroom

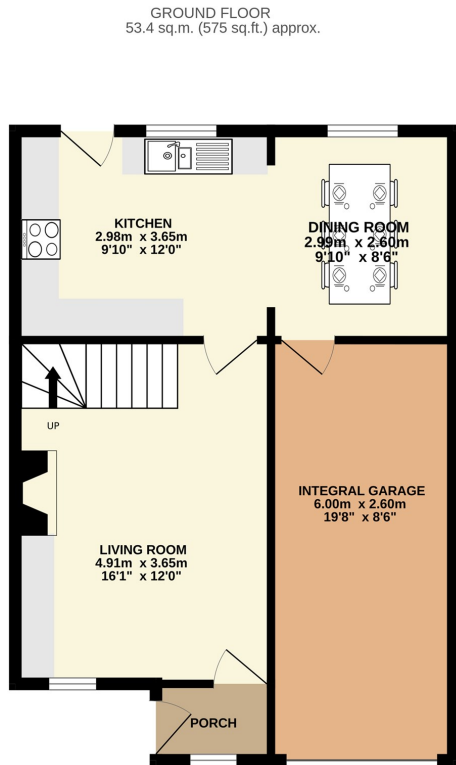
4'10" x 9'0" (1.48m x 2.74m)

The bathroom is a stylish and compact room, fitted with a white vanity unit and basin, a bath with an overhead shower, and a close-coupled toilet. The walls are tiled in contemporary tiles with a warm tone, and a patterned floor adds detail underfoot.

Porch

The hallway welcomes you into the home with natural wood flooring and a window that fills the area with daylight. There is practical storage with wall hooks and a built-in bench seat below the window, ideal for coats and shoes. This area provides access to the living room and stairs, creating a practical and bright entry point.

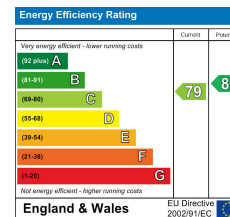




TOTAL FLOOR AREA : 91.2 sq.m. (982 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Rear Garden

The rear garden is a well-tended, tiered outdoor space, offering a paved patio area ideal for outdoor seating and dining. Steps lead up to a lawned section with mature fencing providing privacy. The garden is thoughtfully arranged with a play area including a slide and trampoline, making it perfect for families.

General Information

EPC: C rated
Total Floor Area: 91.2 sq.m. (982 sq.ft.) Approx
Gas Central heating
Integral Single auge
uPVC Double Glazing
Freehold

Front Exterior

The front exterior presents a traditional semi-detached house clad in red brick with a tiled roof. The property features a driveway leading to an integral garage with a roller door, and a small front garden area. Windows on both floors allow natural light into the home, enhancing the welcoming feel.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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