







41 Burton Street

Wingerworth • Chesterfield • S42 6FG

Guide Price £325,000 to £335,000

Welcome to this immaculate four-bedroom detached family home, situated in the highly sought-after village of Wingerworth. The property enjoys excellent access to a range of local amenities, while Chesterfield town centre is just a short distance away, offering an extensive selection of shops, restaurants, leisure facilities, and everyday conveniences. Families will appreciate the highly regarded schools nearby, whilst commuters benefit from excellent transport links, including major road networks, the M1 motorway, regular bus services, and Chesterfield train station. Avenue Country Park and Hunloke Park are both within easy reach, providing beautiful green spaces, walking routes, and outdoor recreation opportunities. Beautifully presented throughout, this impressive home is ideal for families seeking modern, ready-to-move-into accommodation. The property is entered via a welcoming hallway with staircase rising to the first floor. Positioned to the right is the living room, a well-proportioned reception space benefitting from a useful storage cupboard and providing an ideal setting for relaxation and family living. To the rear of the property is the spacious kitchen diner, forming the heart of the home. The kitchen has been upgraded and is fitted with a modern range of units incorporating integrated appliances, complemented by upgraded flooring throughout the ground floor. The space comfortably accommodates a family dining table and benefits from French doors opening onto the rear garden, creating a bright and sociable environment for both everyday living and entertaining. The kitchen flows into a separate utility area, which offers additional storage and space for appliances. From here there is access to the rear garden and a convenient ground floor WC/cloakroom. To the first floor are four bedrooms and the family bathroom. Bedrooms one and two are positioned at the front of the property. The principal bedroom is a spacious double room featuring fitted wardrobes, decorative panelled wall detailing, and a modern ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedroom two is another generous double bedroom, also benefitting from fitted wardrobes. Bedrooms three and four overlook the rear garden, with bedroom three being a further double bedroom and bedroom four currently utilised as a home office. This versatile room would also make an ideal child's bedroom, nursery, or dressing room. The family bathroom is modern and part tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden has been fully landscaped and designed for ease of maintenance. The garden features a patio area with a hot tub, a well-maintained lawned section, and a decked seating area, providing excellent outdoor spaces for relaxing and entertaining. To the front of the property, a driveway provides off-road parking and leads to the attached single garage.



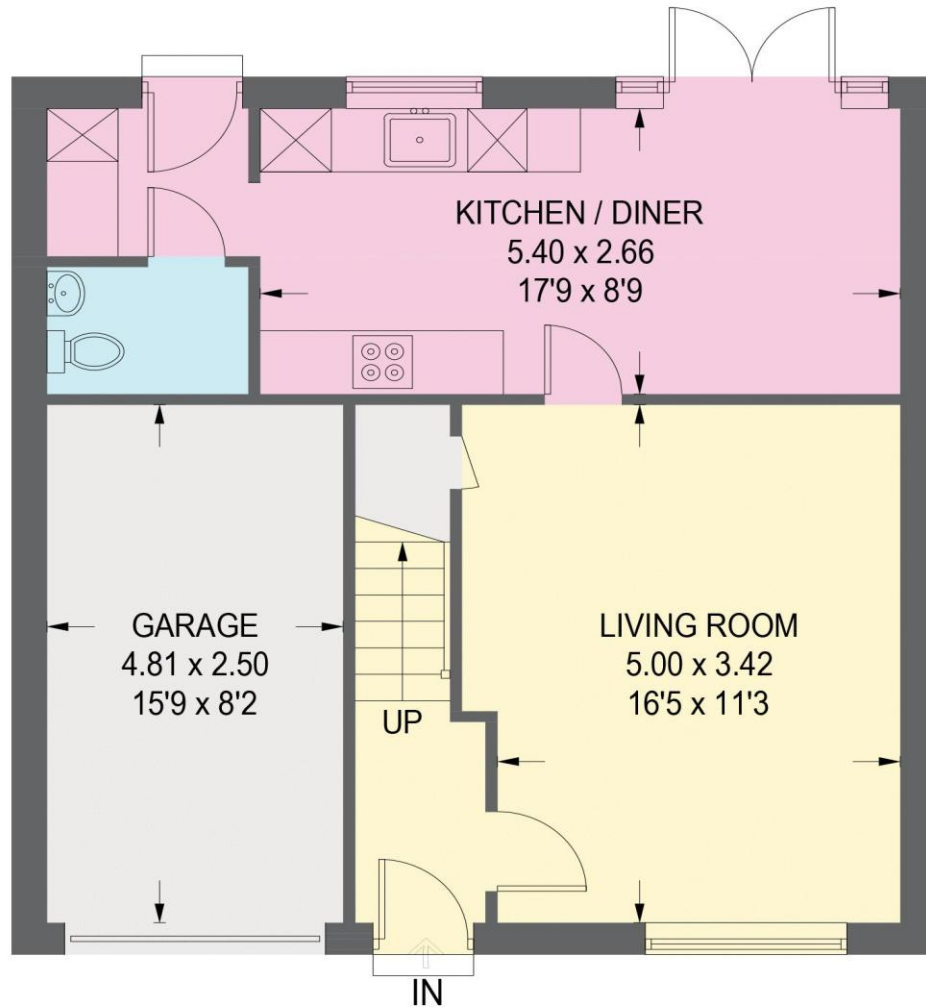


- Immaculate Four Bedroom Detached Family House
- Sought After Wingerworth Location
- Modern Upgraded Kitchen Diner
- Well Proportioned Living Room w/ Store
- Separate Utility & Ground Floor WC
- Four Good Sized Bedrooms
- Modern Family Bathroom & Ensuite
- Landscaped Rear Garden & Hot Tub
- Driveway Parking & Attached Garage
- Council Tax Band D/EPC Rating B

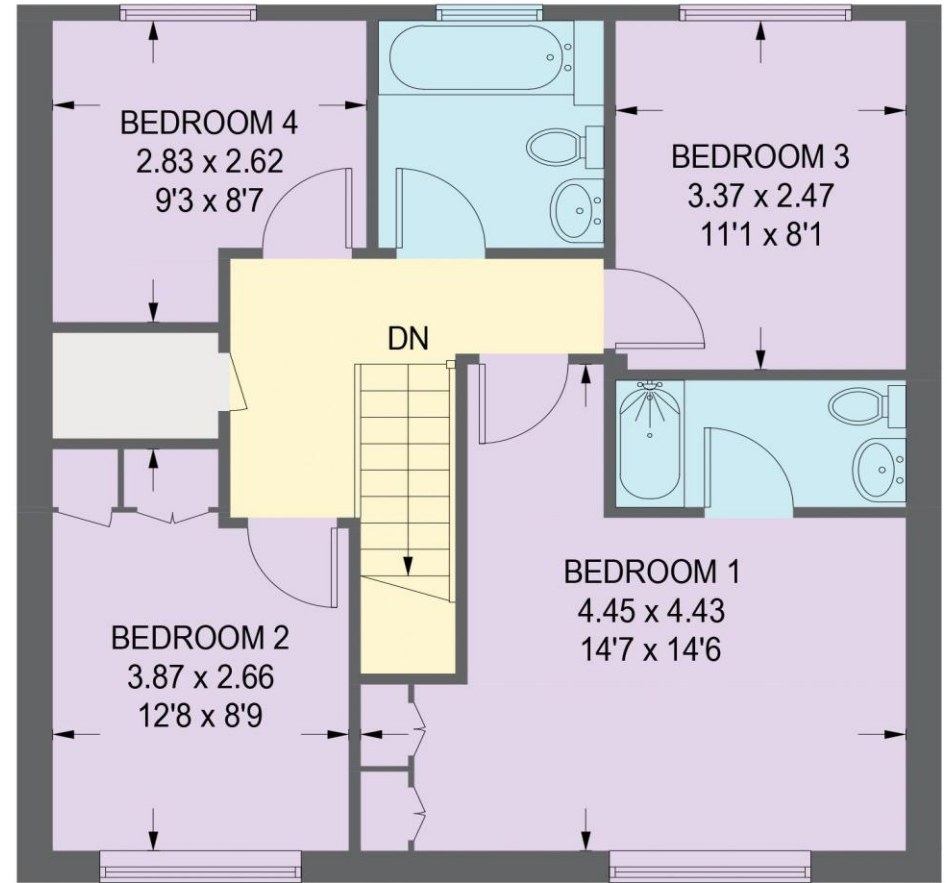


41 BURTON STREET

APPROXIMATE GROSS INTERNAL AREA = 110.7 SQ M / 1191.5 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
54.6 SQ M / 588.0 SQ FT



FIRST FLOOR = 56.1 SQ M / 603.4 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1330294)



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