



Burton Street, Wingerworth Chesterfield S42 6FG

welcome to

Burton Street, Wingerworth Chesterfield

A beautifully presented four-bedroom semi-detached home offering spacious accommodation across three floors. Featuring a modern kitchen/diner, generous living room with French doors, principal bedroom with en-suite, driveway, garage and enclosed rear garden, making it ideal for growing families.

Driveway & Garage

To the front, a generous paved driveway provides off-road parking for multiple vehicles and leads to a detached garage. The property also benefits from a wired CCTV system with four cameras covering the front, driveway and rear garden, while the garage offers additional storage due to it being boarded.

Hall

A welcoming entrance hall with neutral decor and staircase rising to the first floor. The hallway provides access to the kitchen/diner, downstairs w/c and living room creating a practical flow throughout the home.

Downstairs W/C

Fitted with a low-level WC and wash hand basin with tiled splashbacks. A useful addition for visiting guests and everyday family living.

Kitchen/Diner

A modern and well-appointed kitchen/diner fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an oven, hob, extractor hood, and dishwasher with space for additional appliances. There is ample room for a dining table, making this an ideal space for both everyday dining and entertaining.

Living Room

A spacious and attractive living room positioned to the rear of the property. Benefiting from plenty of natural light via French doors opening directly onto the garden, this comfortable living space provides ample room for lounge furniture and family relaxation.

Stairs & First Floor Landing

The staircase rises from the entrance hall to a central first floor landing, providing access to four bedrooms, the family bathroom and a further staircase leading to the second floor principal suite.

Bedroom Two

A generous double bedroom overlooking the rear garden, offering ample space for bedroom furniture and benefiting from neutral decor throughout.

Bedroom Three

A well-proportioned double bedroom enjoying a front-facing aspect, with space for a double bed and additional furnishings. This room also benefits from built in wardrobes for extra storage space.

Bedroom Four

A versatile fourth bedroom which could equally serve as a nursery, home office or dressing room, depending on the purchaser's requirements.

Family Bathroom

Fitted with a white three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. Complemented by tiled surrounds and a window providing natural light and ventilation.

Stairs To Second Floor

A further staircase rises from the first floor landing to the second floor, leading to the impressive principal bedroom suite.





Main Bedroom

Occupying the entirety of the second floor, this exceptional principal bedroom provides a spacious retreat with excellent floor space for a large bed, wardrobes and additional furnishings. The room benefits from natural light and useful eaves storage.

En-Suite

Serving the principal bedroom, the en-suite is fitted with a shower, wash hand basin and low-level WC, offering convenience and privacy.

Rear Garden

The enclosed rear garden enjoys a good degree of privacy and is predominantly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining. Timber fencing encloses the boundaries, creating a secure environment for children and pets.



view this property online williamhbrown.co.uk/Property/CSF105405



welcome to

Burton Street, Wingerworth Chesterfield

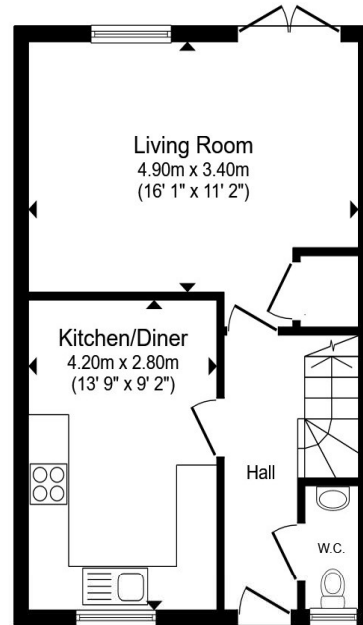
- Council Tax Band - C
- Four-Bedroom Family Home
- Driveway And Garage
- Modern Throughout
- Downstairs W/C

Tenure: Freehold EPC Rating: C

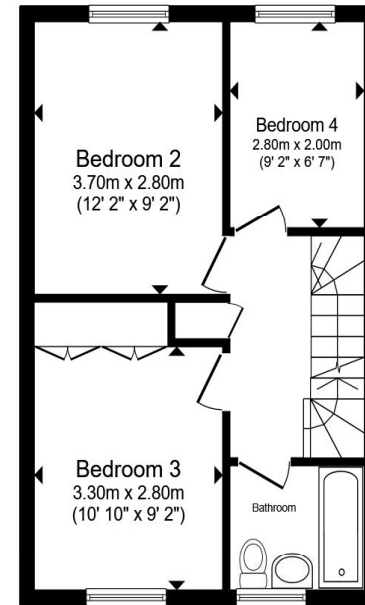
Council Tax Band: C

offers in the region of

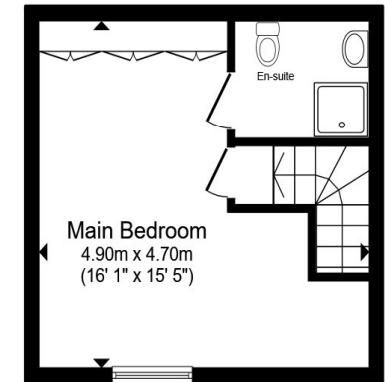
£270,000



Ground Floor



First Floor



Second Floor

Total floor area 98.5 m² (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/CSF105405



Property Ref:
CSF105405 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40
1TP



williamhbrown.co.uk