



**Severn Crescent, North Wingfield Chesterfield S42 5NY**

## welcome to

### Severn Crescent, North Wingfield Chesterfield

A well kept two-bed home offering bright living space, a full-depth lounge/diner, a practical kitchen and two comfortable bedrooms. With a modern bathroom, private rear garden and driveway to the front, it's an ideal low-maintenance home for easy, everyday living.

#### Front Yard

The property is approached via a neat front garden that creates an immediate sense of welcome. A stretch of lawn sits alongside a private driveway, offering off-road parking and a clear, practical arrival point.

#### Hall

A welcoming entrance hall that sets the tone for the home, offering space to hang coats and kick off shoes before stepping through to the main living areas and stairs rise to the first floor.

#### Lounge/Dining Room

A bright, open-plan lounge and dining space stretching the full depth of the property, creating an easy, sociable flow. There's ample room for both a comfortable seating area and a family dining table. It's the kind of room that adapts effortlessly from relaxed evenings to weekend entertaining.

#### Kitchen

A well arranged kitchen offering good workspace and practical storage, designed to make everyday cooking straightforward. Its layout keeps everything within easy reach, with room for appliances and a clear view toward the rear of the home. Access to the rear garden is reached via the kitchen, providing great indoor / outdoor living.

#### Landing

A neat first floor landing connecting the bedrooms and bathroom, with a sense of space and light that keeps the upper floor feeling open.

#### Bedroom One

A generous double bedroom with room for wardrobes and additional furniture, offering a calm, restful atmosphere. Positioned to enjoy good

natural light, it's an inviting main bedroom that feels instantly comfortable. This bedroom has a built-in wardrobe as well as space for additional wardrobes and cupboards.

#### Bedroom Two

A well-proportioned second bedroom ideal as a child's room, guest room or dedicated home office. Its layout makes it easy to furnish, and the window brings in a pleasant brightness throughout the day.

#### Bathroom

A modern family bathroom serving the first floor, fitted with a three-piece suite and finished in a clean, neutral style. It provides everything needed for busy mornings and relaxed evening routines.

#### Rear Garden

A private rear garden offering a blend of lawn and patio, perfect for outdoor dining, children's play or simply unwinding in the fresh air. Enclosed by fencing for privacy, it's a manageable, low-maintenance space with plenty of potential to personalise.





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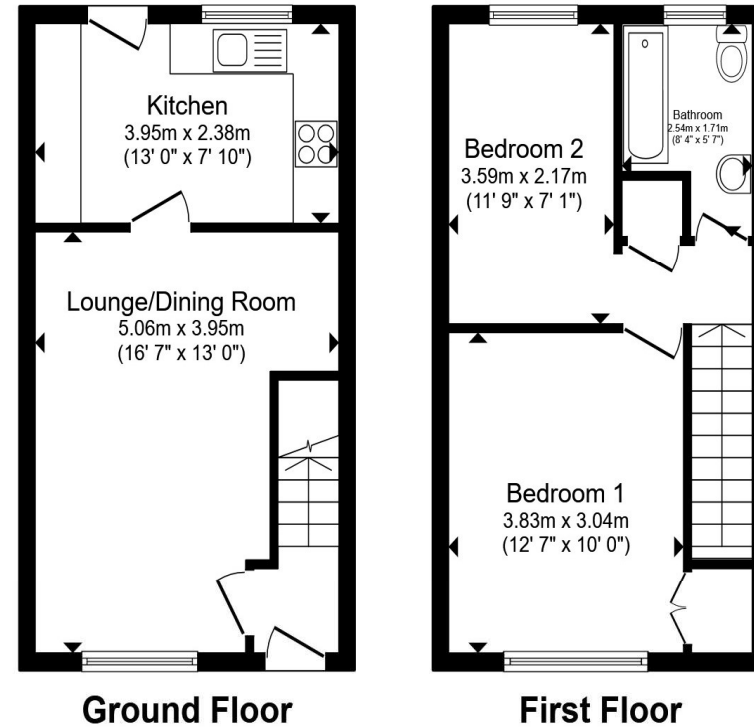
welcome to

## Severn Crescent, North Wingfield Chesterfield

- Council Tax Band - B
- Driveway
- Modern Kitchen
- Two Comfortable Bedrooms
- Spacious Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£160,000**



Total floor area 59.9 m<sup>2</sup> (644 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](http://www.propertybox.io)



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