







5 The Paddocks

Woodthorpe • Chesterfield • S43 3BQ

Guide Price £400,000 to £425,000

Situated on a generous corner plot within the highly regarded residential area of Woodthorpe, this beautifully presented and renovated three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for those seeking the convenience of single-storey living. The property enjoys an excellent location with a range of everyday amenities within easy reach, whilst Chesterfield town centre is only a short distance away. Commuters will appreciate the superb transport links, including convenient access to the M1 motorway, Chesterfield railway station and surrounding road networks. Nearby Poolsbrook Country Park provides fantastic green space and scenic walking routes, while well-regarded schools make the property equally appealing to families. The accommodation begins with an entrance porch leading into a welcoming hallway, complete with useful built-in storage. Positioned off the hallway is the impressive kitchen diner, a fantastic social space offering ample room for a family dining table and featuring sliding doors opening directly onto the rear garden. The kitchen is fitted with a stylish range of modern shaker-style units incorporating integrated appliances alongside space for freestanding appliances. A breakfast bar further enhances the practicality and sociable nature of the room. Leading directly from the kitchen is a separate utility room, fitted with matching shaker-style units, additional space for freestanding appliances and an external door providing access to the rear garden. Adjoining the dining area is the spacious living room, a bright and inviting reception space benefitting from dual-aspect windows and sliding patio doors, flooding the room with natural light and creating a seamless connection with the outdoor space. The hallway also provides access to a useful additional area currently utilised as a home office, offering valuable flexibility for modern lifestyles. The principal bedroom is positioned to the side of the property and is a generously proportioned double room complete with fitted wardrobes and French doors opening onto the side garden. The room further benefits from a contemporary en-suite shower room, fitted with a modern tiled three-piece suite comprising a walk-in shower, wash hand basin and WC. Bedroom two, located towards the front of the property, is another well-sized double bedroom, while bedroom three is also generously proportioned, offering flexible accommodation for family members, guests or those requiring additional workspace. Serving the remaining bedrooms is the superb family bathroom, stylishly appointed with a modern part-tiled four-piece suite incorporating a freestanding bath, walk-in shower, wash hand basin and WC. Externally, the property boasts beautifully landscaped, low-maintenance gardens. To the rear, a spacious patio provides excellent space for outdoor seating, dining and entertaining, complemented by a small, easy-to-maintain lawn and a useful shed/summerhouse offering additional storage. A further patio area can be found to the side, while the wraparound gardens extend to the front and side elevations, all of which are attractively maintained and enhance the property's corner plot position. To complete, the property benefits from a driveway providing off-road parking for multiple vehicles, together with a detached double garage offering excellent storage, workshop potential or secure parking.





- Renovated Three Bedroom Detached Bungalow
- Generous Corner Plot - Sought After Location
- Spacious Kitchen Diner w/ Breakfast Bar & Integrated Appliances
- Bright Dual Aspect Living Room Opening onto Rear Garden
- Separate Utility Room & Store
- Three Well Proportioned Bedrooms
- Modern Ensuite & Four Piece Suite Family Bathroom
- Landscaped Low Maintenance Gardens
- Driveway Parking & Detached Double Garage
- Council Tax Band D/EPC Rating C



5 THE PADDOCKS

APPROXIMATE GROSS INTERNAL AREA = 137.5 SQ M / 1480.1 SQ FT
(INCLUDING GARAGE)

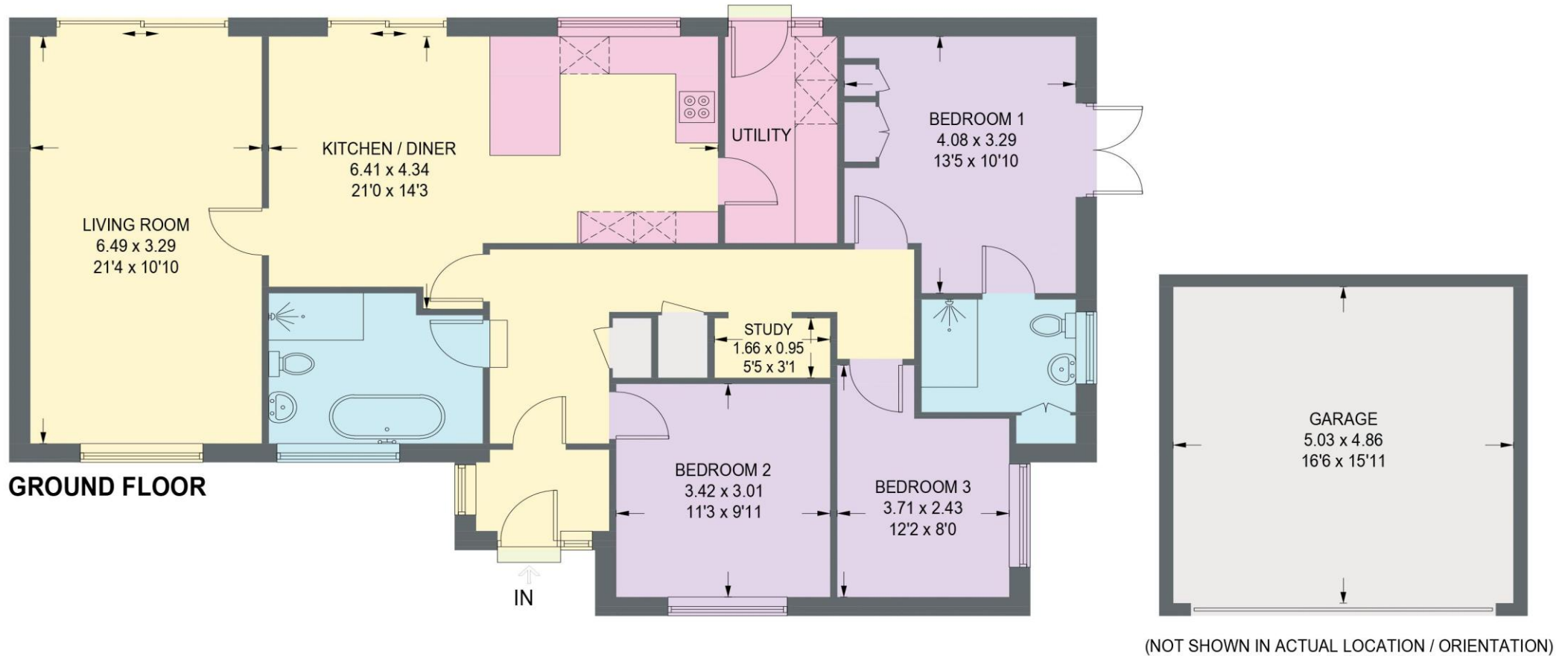


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1344594)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

