







19 Burton Street

Wingerworth • Chesterfield • S42 6FG

£270,000

Welcome to this well-presented four-bedroom semi-detached family home, arranged over three floors and situated in the highly sought-after village of Wingerworth. The property enjoys excellent access to a range of local amenities, including shops, pubs, cafés, and everyday conveniences, while highly regarded schools are located nearby, making it particularly appealing for families. Commuters benefit from superb transport links, with easy access to major road networks, the M1 motorway, and Chesterfield train station. Avenue Country Park is within easy reach, offering attractive green spaces and walking routes, while the Peak District is just a short drive away. This spacious home is ideally suited to growing families and couples looking to upsize. The property is entered via a welcoming hallway. To the right is a convenient ground floor WC, while to the left is the kitchen diner. The kitchen is fitted with a modern range of gloss units in a practical U-shaped layout, incorporating integrated appliances and providing excellent storage. There is ample space for a family dining table, creating a sociable environment for everyday living and entertaining. Positioned at the rear of the property is the living room, a bright and well-proportioned reception space benefiting from useful built-in storage. French doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living. The first floor accommodates three bedrooms and the family bathroom. Bedroom two is a generous front-facing double room benefitting from fitted wardrobes. Bedrooms three and four overlook the rear garden, with bedroom three being another well-proportioned double room and bedroom four offering a versatile single bedroom, ideal as a nursery, home office, or dressing room. The landing also benefits from useful storage. The family bathroom is modern and fully tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Occupying the entire second floor is the impressive principal bedroom suite. This spacious front-facing double bedroom benefits from fitted wardrobes and enjoys the privacy of its own ensuite shower room, which is part tiled and fitted with a shower cubicle, wash basin, and WC. Externally, the rear garden is enclosed and designed for ease of maintenance. A patio pathway extends down the side of the garden alongside a level lawn, leading to a further patio seating area at the rear, providing an ideal space for outdoor dining and entertaining. To the front of the property, a driveway provides off-road parking and leads to a detached single garage.





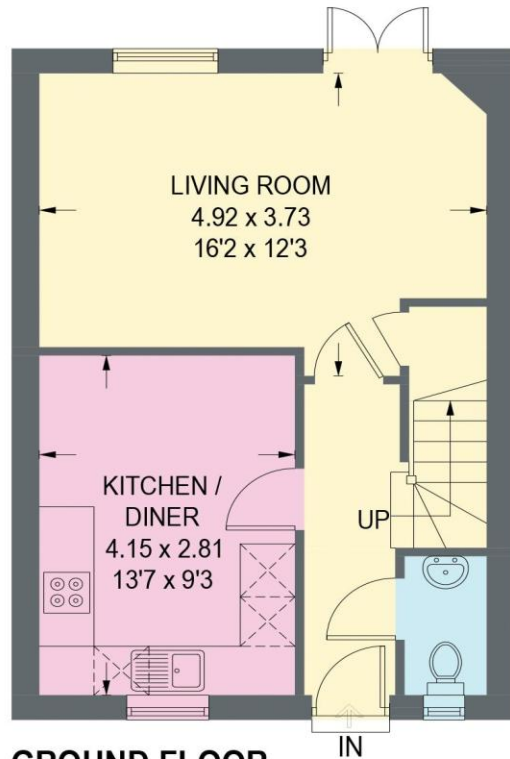
- Three Storey, Four Bedroom Semi Detached House
- Highly Sought After Area
- Modern Kitchen Diner w/ Integrated Appliances
- Spacious Living Room Opening onto Rear Garden
- Three First Floor Well Proportioned Bedrooms

- Modern Three Piece Suite Bathroom
- Second Floor Spacious Principle Bedroom & Ensuite
- Enclosed Rear Garden & Patio
- Driveway Parking Leading to Detached Single Garage
- Council Tax Band C/EPC Rating C

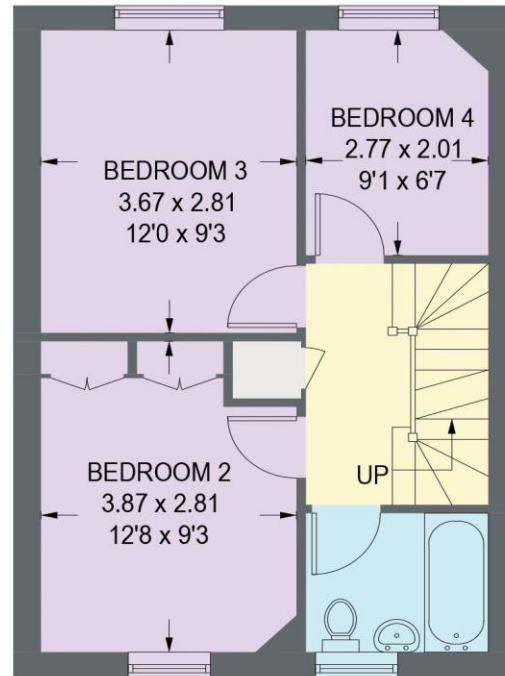


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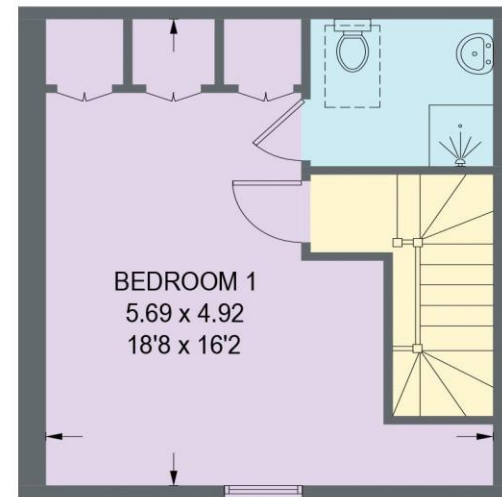
APPROXIMATE GROSS INTERNAL AREA = 121.2 SQ M / 1304.2 SQ FT
(INCLUDING GARAGE)



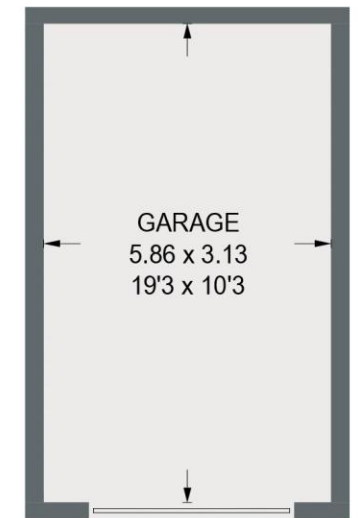
**GROUND FLOOR
(INCLUDING GARAGE)**
55.9 SQ M / 601.7 SQ FT



FIRST FLOOR
37.5 SQ M / 403.2 SQ FT



SECOND FLOOR
27.8 SQ M / 299.4 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1328997)



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