

Pearce Lane, Wingerworth, Chesterfield, Derbyshire S42 6RA

 **3**  **1**  **1**  **EPC E**

£489,000

PINEWOOD



Pearce Lane Wingerworth Chesterfield Derbyshire S42 6RA



£489,000

**3 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - Renovated Semi Detached Stone Three Bed Three Storey Cottage in Generous Plot
- Situated in an Idyllic Semi Rural Elevated Position in the Sought After Village of Wingerworth
 - Large Conservatory to the Overlooking The Rear Garden
 - New Ground Floor WC
- New Decor, New Carpets and Flooring, New Electrics (Certified) New Worcester Bosch Combi Boiler, New Kitchen and New Bathroom, New uPVC Windows and Doors, New Septic Tank
 - Single Detached Garage with Gated Driveway Parking For Several Cars
- Newly Fitted Shaker Style Kitchen Diner includes an integrated Fridge, Dishwasher, Washing Machine, Oven, Five ring Induction Hob and Extractor - Plenty of Space for a Dining Table
- Picturesque Gardens On Three Sides, Enhanced By A Pretty Brook Flowing Through The Grounds with Brick Built Store and Potting Room
- With Easy Access to the Peak District, Main Commuter Routes and the Towns of Chesterfield and Clay Cross
 - Walking Distance to all the Village Amenities, Well Regarded Schools, Pubs, Shops Etc



RARE OPPORTUNITY...Pinewood Properties are delighted to present this stunning three bedroom semi-detached cottage, recently refurbished to an exceptional standard and set within a generous 0.34-acre plot in the highly desirable village of Wingerworth. With beautifully landscaped gardens, complete with a woodland backdrop and picturesque views in a semi rural setting.

Ideally situated for highly regarded local primary and secondary schools, village amenities including shops, pubs, a doctors' surgery, chemist, and scenic countryside walks all within easy reach. Chesterfield and the Peak District are just a short drive away.

The accommodation opens with a welcoming entrance hall leading to a bright and inviting lounge featuring a charming open fireplace and stunning views across fields. The newly fitted kitchen diner is both stylish and practical, integrated appliances include a dishwasher, washing machine, fridge, a five-ring induction hob with oven and extractor, with ample space for a dining table, creating the ideal family hub.

The spacious conservatory, is flooded with natural light and provides seamless access to the rear garden offering a perfect space for dining or entertaining. A modern ground floor WC completes the the ground floor, blending style and practicality.

Upstairs, the principal bedroom is a generous double to the front with field views, while the second double overlooks the rear garden. The newly fitted family bathroom features a contemporary white suite and a bath with chrome rain-head shower. The second-floor bedroom is a bright double with two skylights, providing a flexible space suitable for a bedroom, guest room, or home office.

Externally, the property enjoys a semi-rural setting with mature gardens, a brook running through the plot, a patio, pagoda, and a brick-built detached store with additional potting room. A gated driveway offers parking for multiple vehicles and leads to a single garage.

VIDEO TOUR - TAKE A LOOK AROUND!

ENTRANCE HALL

The entrance hall is welcoming and well presented, accessed via a composite front door. It features painted décor, a grey carpet, and a radiator, with stairs rising to the first-floor landing. The landing is bright and airy, benefiting from a uPVC window, inset spotlights, and an additional radiator. A fire door leads to a staircase to bedroom three on the second floor.

LOUNGE

12'3" x 12'0" (3.75 x 3.67)

The lounge is a well-presented and comfortable living space, featuring a grey carpet, painted décor, and a radiator for warmth. A uPVC window allows for plenty of natural light while offering attractive views over open fields. A feature fireplace provides an appealing focal point, enhancing the room's inviting atmosphere.

KITCHEN DINER

16'0" x 11'9" (4.89 x 3.59)

The newly fitted kitchen diner (2025) is a stylish and practical space, featuring a tiled floor, painted décor, and inset spotlights creating a bright, contemporary feel. There are two uPVC windows providing excellent natural light, along with a radiator for comfort. The kitchen is well appointed with grey shaker-style drawers, wall and base units complemented by wood-effect laminate worktops, a 1.5 composite sink with chrome mixer tap, and a five-ring induction hob with oven and extractor. Integrated appliances include a dishwasher, washing machine, and fridge, while ample space is available for a dining table, making this an ideal area for everyday living and entertaining.

GROUND FLOOR WC

5'3" x 2'11" (1.62 x 0.90)

The ground floor WC is attractively presented with painted décor and tiled flooring. It features a uPVC frosted window for privacy and natural light, a low-flush WC, and a ceramic wash hand basin set into a vanity unit with chrome taps and a glass splashback. Additional benefits include an extractor fan and inset spotlights, creating a bright and contemporary finish.

CONSERVATORY

10'8" x 10'7" (3.27 x 3.23)

The conservatory is a bright and inviting space, featuring a tiled floor, double-glazed windows, the corrugated roof that allows an abundance of natural light. Two radiators provide year-round comfort, while wooden doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

BATHROOM

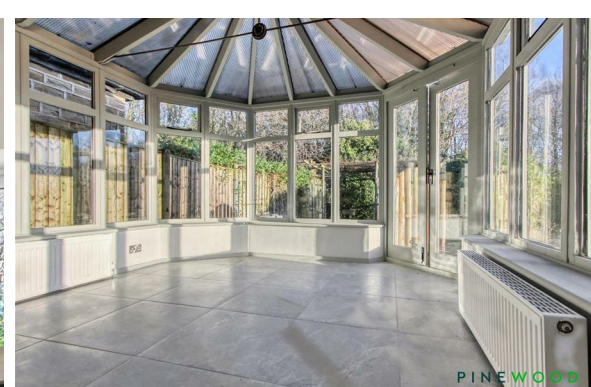
8'8" x 6'2" (2.65 x 1.88)

The bathroom, newly fitted in 2025, is stylishly appointed with grey wood-effect laminate flooring, a bath with a chrome mixer tap, and a glass screen with a chrome rain-head shower. It features a uPVC frosted window, a low-flush WC, and a vanity unit with a ceramic sink and chrome mixer tap. Inset spotlights, wood panelling, and part-tiled walls complete the contemporary and elegant finish.

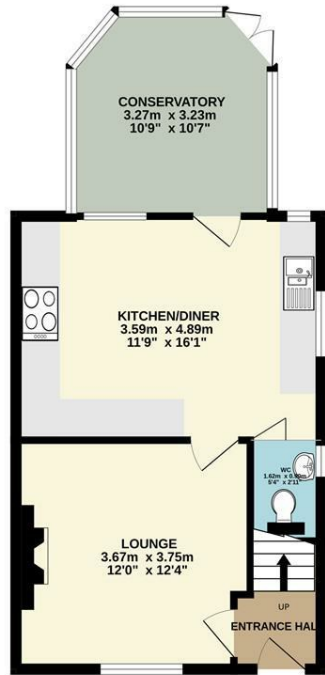
BEDROOM TWO

11'10" x 9'3" (3.61 x 2.84)

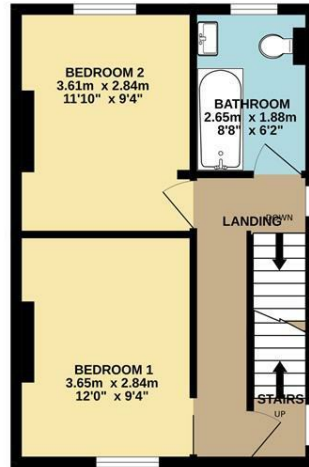
Bedroom two, a spacious double to the rear of the property, features grey carpet, painted décor, a radiator, and a uPVC window overlooking the rear garden, offering pleasant views and a light, airy feel. With plenty of space for bedroom furniture.



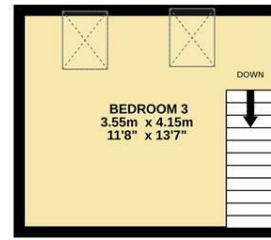
GROUND FLOOR
44.7 sq.m. (481 sq.ft.) approx.



1ST FLOOR
33.6 sq.m. (362 sq.ft.) approx.

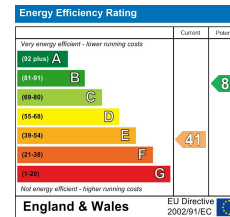


2ND FLOOR
14.7 sq.m. (159 sq.ft.) approx.



TOTAL FLOOR AREA: 93.1 sq.m. (1002 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM ONE

11'11" x 9'3" (3.65 x 2.84)

Bedroom one, a generous double to the front of the property, features grey carpet, painted décor, and a radiator. A uPVC window offers charming views over the surrounding fields, creating a bright and inviting atmosphere. With plenty of space for bedroom furniture.

BEDROOM THREE

13'7" x 11'7" (4.15 x 3.55)

Bedroom three, located on the second floor, is a double room featuring grey carpet, painted décor, and a radiator. Two uPVC skylights allow natural light to flood the room, creating a bright and airy space. Perfect for a guest room, office or gym.

SINGLE DETACHED GARAGE

13'7" x 8'5" (4.16 x 2.59)

The property benefits from a brick-built single garage with an up-and-over door, offering secure and convenient parking or storage space.

DETACHED STORE & POTTING ROOM

The brick-built detached store houses freezers and also includes an additional potting room, providing versatile storage space.

EXTERIOR

The front garden is predominantly laid to lawn and forms part of a generous 0.34-acre plot, with gated pathway to the front door, the plot features a pretty brook running through the grounds. A gated driveway provides parking for several vehicles and leads to a single detached garage. The property also benefits from a patio, a charming pagoda, and a brick-built store with an additional potting room. Mature shrubs, plants, and trees enhance the garden's character, all set within a desirable semi-rural location.

GENERAL INFORMATION

- TENURE - FREEHOLD
- TOTAL FLOOR AREA 1002.00 SQ FT / 93.1 SQ M
- COUNCIL TAX BAND B
- EPC RATED - E RATED
- UPVC DOUBLE GLAZING AND EXTERNAL DOORS - NEWLY FITTED 2025
- GAS CENTRAL HEATING - NEW WORCESTER COMBI BOILER FITTED 2025
- ALARM
- BRUSHED STAINLESS SOCKETS AND SWITCHES
- SOLID WOOD INTERNAL DOORS
- FULL REWIRE
- NEW SEPTIC TANK (SHARED NEIGHBOURS)

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the

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