



**North Wingfield Road, Grassmoor, Chesterfield, Derbyshire S42 5EX**

- 3
- 1
- 1
- EPC

**£170,000**

**PINEWOOD**



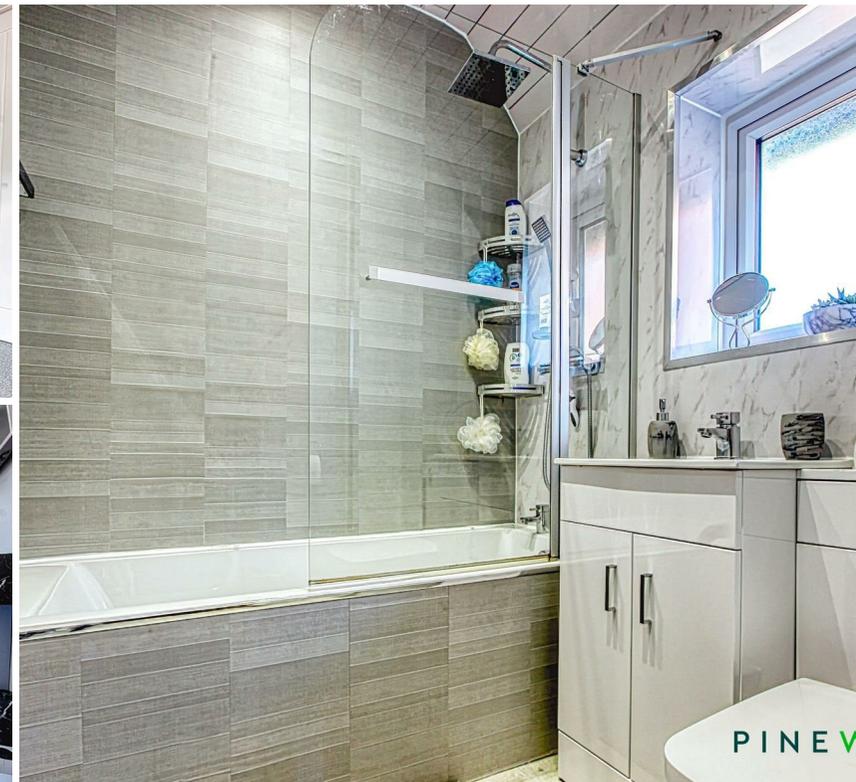
# North Wingfield Road Grassmoor Chesterfield Derbyshire S42 5EX



**£170,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - The Perfect Starter Three Bedroom Semi Detached Home
- Stunning Kitchen Diner with Integrated oven, combi, extractor and four ring hob - Space for Dining Table
  - Inviting Lounge with Feature Fireplace
  - Driveway Parking for Two Cars to Front
- NEW uPVC Double Glazing and NEW Render to the Property
- Generous Landscaped Enclosed Rear Garden with Lawn, Decking and Patio
  - Modern Bathroom with White Suite and Shower over Bath
- Gas Central Heating - Council Tax Band A - North East Derbyshire District Council
  - Close to the Grassmoor Country Park and Five Pits Trail for Walks
- Easy Access to the Main Commuter Routes, M1 Motorway Junct 29 and Towns of Clay Cross and Chesterfield



Situated in the popular village of Grassmoor, this well-presented three-bedroom semi-detached home offers an ideal opportunity for first-time buyers, young families, or investors looking for a property in a well-connected area. Offered to the market with no onward chain, the property combines modern upgrades with generous outdoor space and excellent access to local amenities.

The ground floor features a welcoming entrance hall, lounge with a charming feature fireplace, creating a cosy space to relax and unwind. To the rear of the property is a stunning kitchen diner, fitted with integrated oven, extractor and four-ring hob, along with ample workspace and room for a dining table, making it the perfect hub for everyday living and entertaining with doors leading out to the rear garden.

Upstairs, the home offers three well-proportioned bedrooms along with a modern family bathroom, fitted with a white suite and shower over the bath.

Externally, the property continues to impress. To the front there is driveway parking for two cars, while the rear boasts a generous, landscaped and fully enclosed garden with lawn, enclosed decking and patio areas—ideal for outdoor dining, entertaining, or family enjoyment. The property has also benefited from new uPVC windows and new external render, enhancing both the appearance and energy efficiency of the home.

Further benefits include gas central heating, uPVC double glazing, and Council Tax Band A.

Grassmoor is a well-regarded village located just a short distance from the towns of Chesterfield and Clay Cross, offering a range of local shops, schools, and everyday amenities. The area is particularly popular with walkers thanks to its close proximity to Grassmoor Country Park and the scenic Five Pits Trail, both providing beautiful countryside walks and cycling routes. For commuters, the property is ideally placed for access to the M1 Motorway junct 29

#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall accessed via a composite front door, featuring tiled-effect vinyl flooring, a radiator, and a UPVC window allowing natural light into the space. Stairs, finished with carpet, rise to the first-floor landing. The landing also benefits from a UPVC window and loft access, providing additional practicality and storage potential.

#### LOUNGE

14'8" x 12'2" (4.48 x 3.72)

A bright and inviting lounge featuring grey carpet and tasteful painted décor, complemented by decorative coving. A UPVC window allows plenty of natural light into the space, while a feature fireplace creates an attractive focal point. The room also benefits from a useful built-in storage cupboard, adding practicality to this comfortable living area.

#### KITCHEN DINER

17'10" x 10'6" (5.45 x 3.22)

A bright and spacious kitchen diner enjoying a dual aspect with two UPVC windows and UPVC French doors opening onto the rear garden, allowing an abundance of natural light and creating an ideal space for both everyday living and entertaining. There is ample room for a dining table, making it the heart of the home. The kitchen is fitted with modern cream gloss wall, drawer, and base units with soft-close fittings, complemented by laminated worktop, tiled flooring and inset spotlights. Features include under-plinth lighting, a sink with chrome mixer tap, a four-ring induction hob with extractor fan, and space for both a washing machine and dishwasher.

#### BEDROOM ONE

12'5" x 12'1" (3.79 x 3.70)

A double bedroom positioned to the front of the property, featuring a UPVC window allowing for plenty of natural light. The room benefits from laminated flooring and a radiator, creating a comfortable and practical main bedroom space.

#### BEDROOM TWO

10'7" x 9'4" (3.25 x 2.85)

A double bedroom located to the rear of the property, featuring a UPVC window providing natural light. The room benefits from laminated flooring, a radiator, and wallpaper décor, offering a comfortable and well-presented space suitable for a bedroom or guest room.

#### BEDROOM THREE

8'6" x 7'10" (2.60 x 2.39)

A single bedroom positioned to the rear of the property, featuring a UPVC window allowing natural light, laminated flooring, and a radiator. The room is finished with wallpaper décor, creating a comfortable and practical space suitable for a bedroom, nursery, or home office.

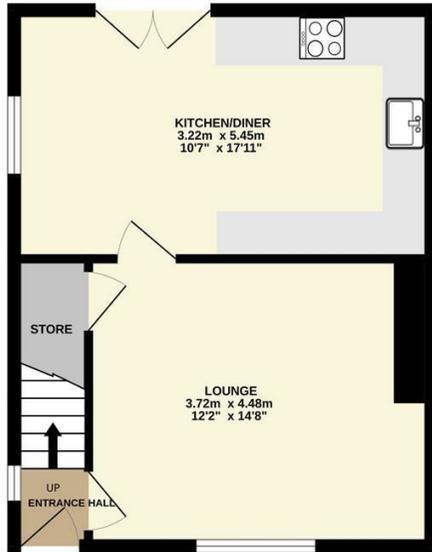
#### BATHROOM

6'0" x 5'6" (1.85 x 1.70)

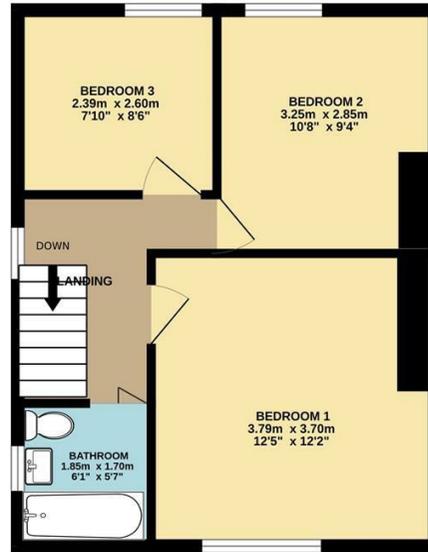
A modern and well-presented bathroom featuring grey wood-effect laminated flooring and contemporary Mermaid boarding to the walls for a stylish, low-maintenance finish. The suite comprises a bath with chrome rain-head shower and glass screen, a low flush WC, and a ceramic sink set into a white gloss vanity unit with chrome mixer tap. Additional features include a wall-mounted chrome heated towel radiator, inset spotlights, a UPVC frosted window providing natural light and privacy, and a wall-mounted mirrored cabinet offering useful storage.



GROUND FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



1ST FLOOR  
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA: 73.7 sq.m. (793 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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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EXTERIOR**  
To the front, the property benefits from a driveway providing off-road parking for two cars. The generous rear garden is fully enclosed and thoughtfully landscaped, featuring a combination of lawn, patio, and an enclosed decked seating area—perfect for outdoor entertaining or relaxing in privacy. The garden also offers practical storage options, adding both functionality and appeal to this outdoor space.

**GENERAL INFORMATION**

- Tenure - Freehold
- Total Floor Area 793.00 sq ft / 73.7 sq m
- EPC Rated - TBC
- Council Tax Band A - NEDDC
- Gas Central Heating
- New uPVC Double Glazing
- New Render
- Loft - Boarded with Pull Down Ladder

**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 an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

**MORTGAGE ADVICE**

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

PINEWOOD

