

**Milford Close, Wingerworth, Chesterfield, S42 6UG**



3



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**£235,000**

**PINEWOOD**



# Milford Close Wingerworth Chesterfield

**S42 6UG**

**£235,000**

**3 bedrooms  
2 bathrooms  
1 receptions**

- Would make the Ideal First Home or Investment Property - Remainder of the New Build Warranty
- Stones Throw Away From the Avenue Nature Reserve for Lovely Walks
- Easy Access to the Main Commuter Routes and M1 Motorway Junct 29
  - Short Drive to the Peak District
- Popular Residential Estate in a Sought After Village Location, Close to the Towns of Chesterfield and Clay Cross
  - Private Rear Enclosed Garden and Driveway Parking for Two Cars
  - Ground Floor WC - Ensuite Shower Room - Family Bathroom
- Stunning White Kitchen Diner with Integrated Appliances and Space for Dining Table
  - Inviting Lounge Area - The Perfect Place to Relax and Unwind
  - Modern Bathroom with White Suite and Shower over Bath



SIMPLY STUNNING!

Pinewood Properties are delighted to offer for sale this immaculately presented three-bedroom end town house, ideally situated for convenient access to Chesterfield, Clay Cross and the M1 motorway. An early internal inspection is highly recommended to fully appreciate the high standard of accommodation on offer.

The property briefly comprises an entrance hall, a well-proportioned lounge, a modern dining kitchen with integrated appliances and useful understairs store, and a ground floor WC. To the first floor are three bedrooms, two doubles and a single, the principal has built in wardrobes, a family bathroom and a further en suite shower room to the principal bedroom.

Externally, the property occupies a desirable position on a popular residential estate and benefits from driveway parking for two vehicles to the front. To the rear is a private, enclosed garden with a patio area perfect for entertaining, with steps to the lawned section, and additional space for a shed. The garden is fully enclosed by timber fencing, making it ideal for families with young children or pets.

This home would make an ideal first purchase or investment opportunity. It is just a stone's throw from The Avenue Nature Reserve, offering lovely walks, and provides easy access to major commuter routes, including Junction 29 of the M1. The property is a short drive from the Peak District and is located in a sought-after village setting with a popular residential estate.

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

#### ENTRANCE HALL/STAIRS AND LANDING

Access is gained via a composite door to the front elevation, opening into an entrance area featuring a wall-mounted radiator, a fitted storage cupboard and attractive wood-effect flooring. A carpeted staircase rises to the first floor, the landing provides access to all three bedrooms and the family bathroom, this carpeted landing also benefits from a wall-mounted radiator and loft access.

#### LOUNGE

14'1" x 12'0" (4.30 x 3.67)

Featuring a UPVC double-glazed window to the front elevation, the room benefits from a wall-mounted radiator, decorative wall panelling and wood-effect flooring.

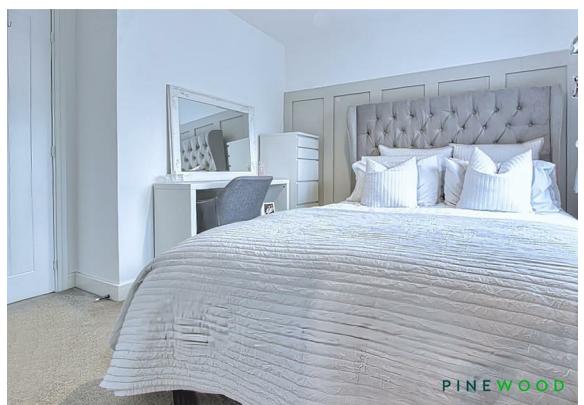
#### GROUND FLOOR WC

5'10" x 3'4" (1.80 x 1.03)

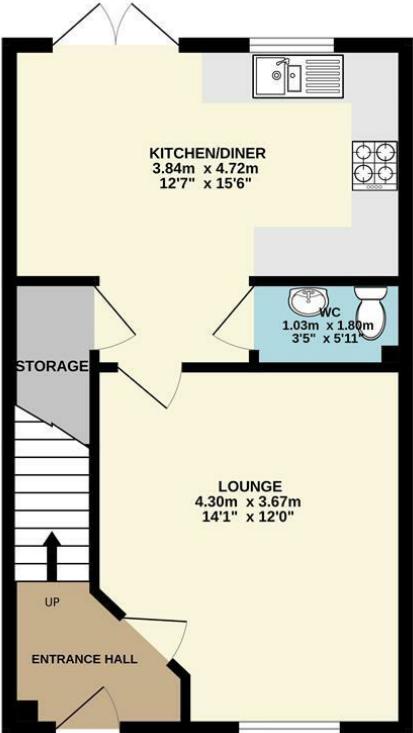
#### KITCHEN

15'5" x 12'7" (4.72 x 3.84)

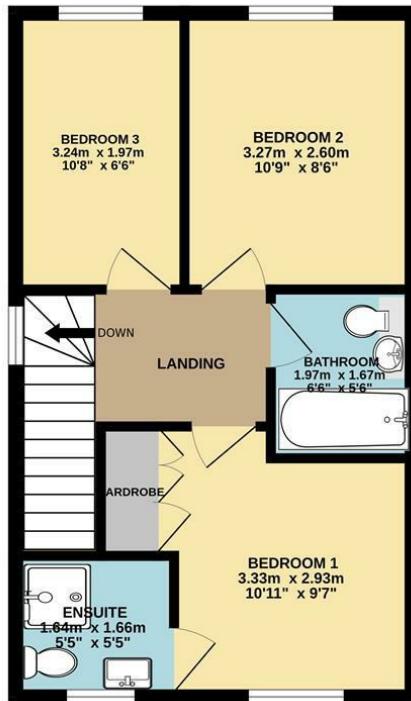
Featuring a modern white gloss range of base and eye-level units and soft close drawers with complementary wood-effect worktops, the kitchen is well equipped with a range of integrated appliances including an oven, microwave, gas hob with extractor hood, dishwasher, fridge freezer and inset sink. A UPVC double-glazed window overlooks the rear garden, while tiled flooring extends into the dining area, which benefits from a wall-mounted radiator and double-glazed French doors opening onto the rear garden. Useful understairs storage cupboard.



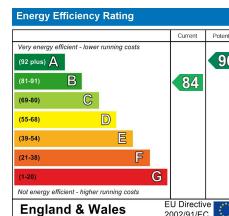
GROUND FLOOR  
38.3 sq.m. (412 sq.ft.) approx.



1ST FLOOR  
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA : 76.7 sq.m. (826 sq.ft.) approx.  
Whilst every care has been taken to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any fixtures and fittings 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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Clowne, S43 4JN  
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Clay Cross, S45 9JE  
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33 Holywell Street,  
Chesterfield, S41 7SA  
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**ESTAS**  
WINNER



The Property  
Ombudsman

CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



FEDERATION  
OF INDEPENDENT  
AGENTS

**BEDROOM ONE**  
10'11" x 9'7" (3.33 x 2.93)  
A double bedroom featuring a UPVC double-glazed window to the front elevation, a wall-mounted radiator and carpeted flooring, with direct access to the en suite shower room.

**ENSUITE SHOWER ROOM**  
5'5" x 5'4" (1.66 x 1.64)

A fully tiled three-piece suite comprising a corner shower cubicle, wall-mounted hand wash basin and low-level WC. UPVC frosted window and radiator.

**BEDROOM TWO**  
10'8" x 8'6" (3.27 x 2.60)

This is a double bedroom to the rear aspect with UPVC window overlooking the rear garden, painted decor, carpet and radiator.

**BEDROOM THREE**  
10'7" x 6'5" (3.24 x 1.97)

A single bedroom with a UPVC double-glazed window to the rear elevation, radiator, painted decor and carpeted flooring.

**FAMILY BATHROOM**  
6'5" x 5'5" (1.97 x 1.67)

A fully tiled three-piece suite comprising a bath with shower screen and shower chrome attachment, a wall-mounted hand wash basin with chrome mixer tap, and a low-level WC.

## EXTERIOR

Externally, the property occupies an enviable position on a popular estate and offers driveway parking for two vehicles to the front. To the rear, a private enclosed garden provides an entertaining patio and lawned area, with additional space for a shed. The garden is enclosed by timber fencing, making it particularly suitable for families with young children or pets.

## GENERAL INFORMATION

TENURE: FREEHOLD

TOTAL FLOOR AREA: 826.00SQ FT / 76.7 SQ M

EPC RATING: B

COUNCIL TAX BAND B - NEDDC

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING; COMBI BOILER FITTED

## 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.

PINEWOOD