



Spindle Drive, Wingerworth, Chesterfield, Derbyshire S42 6BF

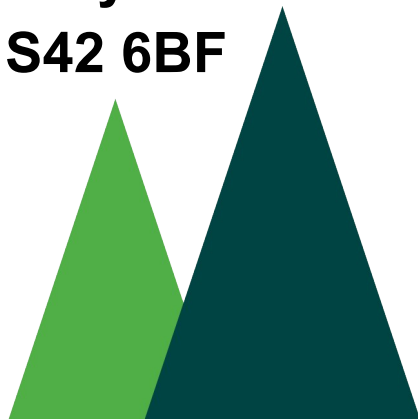
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Guide Price £300,000

P I N E W O O D



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**3 bedrooms
2 bathrooms
1 receptions**

- Timber Cabin/Summerhouse With Log Burner, Power and Lighting - Perfect for Working from Home
 - Principal Bedroom With En Suite Shower Room
- Located on a No Through Road - Small Exclusive Development in the Sought After Village of Wingerworth
 - Woodland Aspect To The Rear -South Facing Landscaped Enclosed Family Sized Garden
 - Driveway Parking for Two Cars and Single Detached Garage
 - Ground Floor WC - Family Bathroom with White Suite and Shower over Bath
 - Spacious Reception Room - Lounge Diner
 - Gas Central Heating - uPVC Double Glazing - Council Tax Band C
 - Fantastic Kitchen Diner with Integrated Oven, Hob, Extractor, Dishwasher and Washing Machine
- Easy Access to the M1 Motorway, Main Commuter/Bus Routes and Access into the Towns of Clay Cross and Chesterfield



OPEN DAY SATURDAY 25TH OCT 12:30PM-2PM

**GUIDE PRICE £300,000-£310,000 **

Sought-After- No Through Road Location in Wingerworth

Pinewood Properties are delighted to offer this stunning three-bedroom detached family home, located on a generous plot in the highly desirable village of Wingerworth. Offering a seamless blend of contemporary style, generous living space and beautifully landscaped garden with a woodland backdrop.

The property is ideally located for highly regarded local primary and secondary schools, and within easy reach of village amenities including shops, pubs, doctors, chemist and scenic countryside walks. It's also just a short drive to Chesterfield and close to the Peak District, offering both convenience and natural beauty.

The home offers a welcoming entrance hall with access to a ground floor WC. The heart of the home is a fabulous open plan kitchen diner that spans the depth of the property, filled with natural light from dual aspects and with direct access to the rear garden via patio doors. The kitchen features a stylish range of wall and base units, integrated appliances, tiled floor, and ample space for family dining. A separate spacious living room also benefits from a dual aspect, modern décor, and a built-in storage cupboard.

The principal bedroom includes its own en suite shower room, while two further well-proportioned bedrooms provide versatile family accommodation. A modern family bathroom completes the first floor, featuring a white suite with shower over bath.

Externally, to the side of the property is a driveway providing off-road parking for two cars and a single detached garage. The fully enclosed rear south facing garden is a true highlight landscaped with shaped lawn, patio seating area, and backing onto woodland, offering a tranquil and private outdoor retreat. A superb timber cabin with power, lighting, and a log-burning stove provides the perfect spot to relax, entertain or home working.

**VIDEO TOUR AVAILABLE*

ENTRANCE HALL/STAIRS AND LANDING

The entrance hall offers a warm welcome with grey wood-effect laminate flooring, painted décor, a modern composite front door, and a radiator for added comfort. The stairs and landing continue the theme with painted décor and fitted carpet, the landing featuring a built-in storage cupboard, radiator, a UPVC window providing natural light, and access to the loft.

LIVING ROOM

16'11" x 11'10" (5.17 x 3.62)

The living room features a built-in storage cupboard, fitted carpet and painted décor. It includes a radiator, UPVC window, and decorative coving, creating a comfortable and inviting living space.

KITCHEN DINER

19'9" x 7'11" (6.04 x 2.42)

The modern kitchen diner features gloss tiled flooring and painted décor, with a radiator and UPVC window. UPVC doors lead directly to the rear garden, providing easy access to the rear garden and natural light. There is ample space for a dining table and a tall fridge freezer. The kitchen is fitted with cream shaker-style soft-close drawers, matching wall and base units with laminate worktops, and tiled surrounds. Appliances include a five-ring gas hob with extractor, oven, dishwasher and washing machine. A stainless steel 1.5 bowl sink with a brushed stainless mixer tap completes the space. Inset spotlights provide modern, efficient lighting.

GROUND FLOOR WC

6'5" x 3'4" (1.97 x 1.02)

The ground floor WC features grey wood-effect laminate flooring and painted décor. It includes a radiator, low-flush WC, and a pedestal sink with chrome mixer tap, complemented by tiled surrounds and a feature wooden windowsill. A UPVC frosted window provides privacy while allowing natural light.

FAMILY BATHROOM

10'7" x 5'8" (3.25 x 1.74)

Fitted with grey wood-effect vinyl flooring and painted décor. Features a wall-mounted ceramic sink with chrome mixer tap, low-flush WC, and a bath with shower over and glass screen. A UPVC frosted window provides privacy and natural light. Additional features include a wall-mounted chrome towel radiator, extractor fan, and tiled splashbacks and windowsill for a clean, modern finish.

BEDROOM ONE

11'3" x 9'7" (3.43 x 2.93)

A rear-facing double bedroom with built-in wardrobes, fitted carpet, and painted décor featuring stylish wall panelling. Includes a radiator and a UPVC window overlooking mature trees, providing a peaceful and private outlook.

ENSUITE SHOWER ROOM

6'1" x 4'11" (1.86 x 1.51)

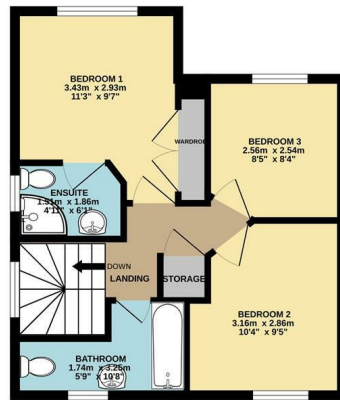
Stylishly appointed with grey wood-effect vinyl flooring and painted décor. Features include a wall-mounted ceramic sink with chrome mixer tap, corner shower cubicle, low-flush WC, and wall-mounted chrome towel radiator. Additional touches include inset spotlights, an extractor fan, shaver socket, and a UPVC frosted window for natural light and privacy.



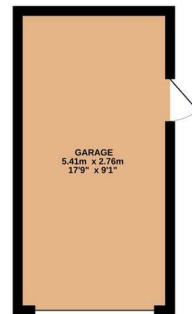
GROUND FLOOR
38.4 sq.m. (413 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (402 sq.ft.) approx.

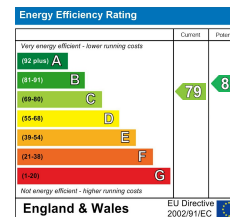


GARAGE
14.9 sq.m. (161 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (976 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 TWO

10'4" x 9'4" (3.16 x 2.86)

A front-facing double bedroom featuring fitted carpet, painted décor, and a radiator, and a UPVC window allowing for ample natural light.

BEDROOM THREE

8'4" x 6'6" .177'1" (2.56 x 2 .54)

A rear-facing single bedroom with fitted carpet, painted décor, and a radiator. The UPVC window offers pleasant, tree-lined views, creating a peaceful and private atmosphere.

TIMBER CABIN/SUMMERHOUSE

15'6" x 7'8" (4.74 x 2.34)

Timber summer house featuring two windows and double door. Equipped with lighting, power, and a log burner, offering a cozy and versatile space—perfect for working from home or entertaining.

SINGLE DETACHED GARAGE

17'8" x 9'0" (5.41 x 2.76)

Single detached garage with electric door, lighting, and convenient eaves storage

EXTERIOR

A fully enclosed, south-facing rear garden backing onto peaceful woodland, providing a private and scenic outlook. Features include a patio area, lawn, gravel section, and a built-in climbing wall. There is also side access to both the garage and a summerhouse, making this an ideal space for relaxation, play, or entertaining. To the side is driveway parking for two cars and access into the single detached garage.

GENERAL INFORMATION

Gas Central Heating - Zone Thermostatic Control - Combi Worcester Bosch

UPVC Double Glazing

Council Tax Band D

Tenure - Freehold

Total Floor Area - 976.00 sq ft / 90.7 sq ft

Fibre Broadband

EPC Rating C

House Alarm

Loft - Lighting, Partially 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 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 appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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