



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



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**£175,000**

**PINEWOOD**

**North Wingfield Road  
Grassmoor  
Chesterfield  
Derbyshire  
S42 5EW**

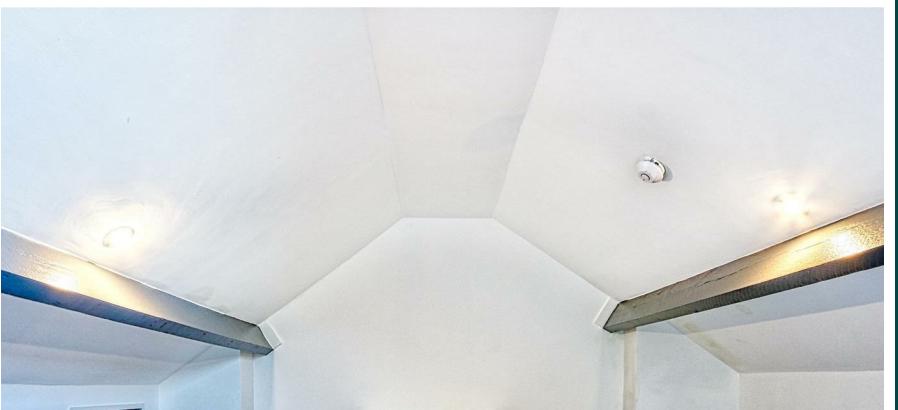
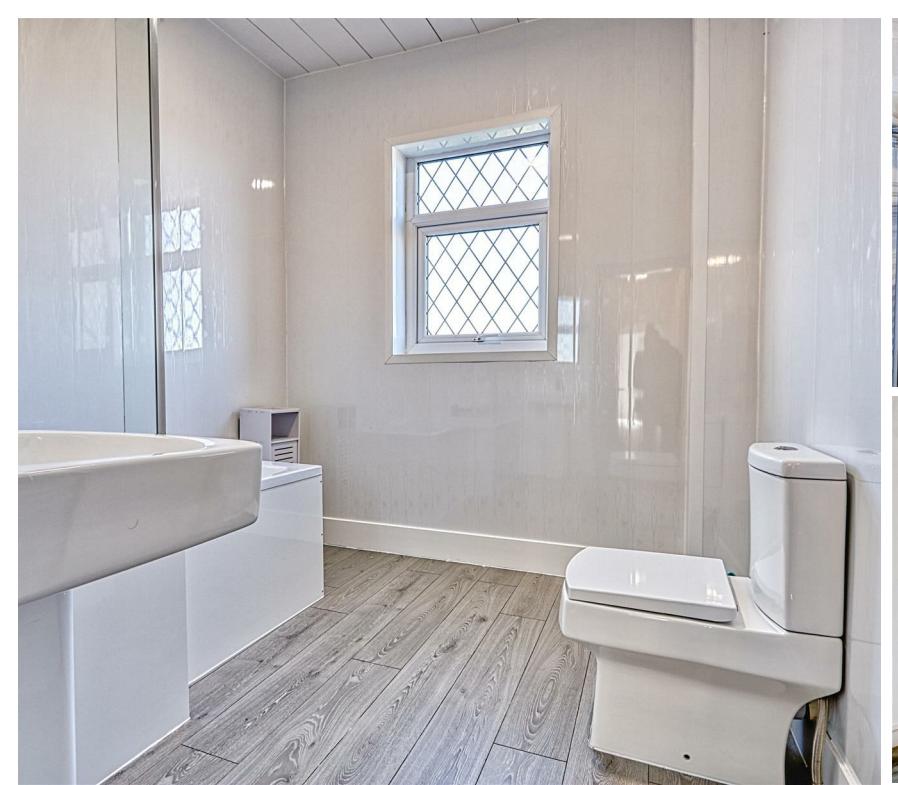


**£175,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- PERFECT FOR THE FIRST TIME BUYER, SMALL FAMILY OR INVESTOR
- STYLISH MODERN BREAKFAST KITCHEN WITH ISLAND SEATING
  - REAR CONSERVATORY/GARDEN ROOM
  - THREE DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH
- COUNCIL TAX BAND A - GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
  - SEPARATE LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
  - REAR OFF ROAD PARKING FOR ONE CAR - ON STREET PARKING ALSO AVAILABLE TO THE FRONT OF THE PROPERTY -
- CONVENIENT VILLAGE LOCATION - IDEAL FOR ACCESS TO THE M1 MOTORWAY JUNCT 29 - CLOSE TO TOWNS OF CLAY CROSS AND CHESTERFIELD
- CLOSE TO THE FIVE PITS TRAIL AND HARDWICK ESTATE FOR WALKS





NO CHAIN - PERFECT FOR THE INVESTOR, SMALL FAMILY OR FIRST TIME BUYER\*\*  
TWO RECEPTION ROOMS\*\*THREE DOUBLE BEDROOMS\*\*OFF ROAD PARKING TO REAR FOR ONE CAR\*\*  
This is a THREE DOUBLE bed SEMI DETACHED property which has undergone extensive renovation works in the last few years to a very high standard situated in the village of Grassmoor which is only a 10-minute drive into Chesterfield and Clay Cross and reputable local schools, cafes, and shops, make this a popular area with young families, and being ideal for access to the M1 motorway junct 29 and walks in the Grassmoor Country Park, five pits trail and Hardwick Estate.

The property is set over three floors and downstairs comprises of a lounge with bay window and feature fireplace, dining room, conservatory/garden room and a stylish breakfast kitchen with island seating, built in oven, hob and extractor, space and plumbing for a washing machine and space for a tall fridge freezer.

To the first floor are two double bedrooms and a bathroom with white suite and shower over shaped bath. To the second floor is the loft/occasional room. To the front the property is set back from the road via a small forecourt and to the rear is a off road parking for one car and gated easily maintained courtyard. uPVC Double Glazing and Gas Central Heating.

\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\*

\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK YOUR VIEWING TODAY\*\*

#### Lounge

12'10" x 11'5" (3.92 x 3.50)

This spacious and light-filled lounge offers a comfortable and welcoming living space, ideal for relaxation and entertaining. A large bay window to the front elevation allows natural light to flood the room, enhancing the bright décor and creating an airy feel throughout. The room is finished with soft carpeting and neutral tones, providing a versatile backdrop to suit a range of furnishing styles. A contemporary feature fireplace with contrasting surround forms an attractive focal point, adding warmth and character to the room. Built-in storage cupboards are neatly positioned to one side of the chimney breast, offering practical storage without compromising on floor space. Well proportioned and well presented, this lounge combines comfort with style and serves as an excellent main reception room within the home.

#### Dining Room

14'9" x 12'1" (4.50 x 3.69)

This spacious and well-proportioned reception room offers a welcoming and versatile area, ideal for both everyday use and entertaining. The room is centred around an attractive feature fireplace with a decorative surround and inset, providing a charming focal point that adds character to the space. Neutral décor and soft carpeting create a light and comfortable atmosphere, easily adaptable to a variety of furnishing styles. Double glazed French doors open directly into the conservatory, allowing natural light to flow through and creating a seamless connection between the indoor and outdoor spaces. An open hatch and breakfast bar link the room to the kitchen, enhancing practicality and sociability. With generous floor space, period-style details and excellent natural light, this room serves as the heart of the home and offers flexible use as a dining room, sitting room or combined living area.

#### Breakfast Kitchen

7'11" x 7'10" (2.43 x 2.41)

This modern breakfast kitchen has been thoughtfully designed to provide a practical and stylish space for everyday living. Fitted with a comprehensive range of high-gloss wall and base units, the kitchen is complemented by contemporary work surfaces and a sleek tiled splashback, creating a clean and cohesive finish. Integrated cooking facilities, including a built-in oven and hob with extractor above, enhance both functionality and visual appeal. A breakfast bar offers an ideal spot for casual dining, while the layout provides ample preparation and storage space. Natural light is drawn in through the window overlooking the rear, adding to the bright and welcoming feel. Finished with modern flooring and neutral décor throughout, this kitchen is well suited to modern lifestyles and ready for immediate use.

#### Conservatory

9'3" x 5'9" (2.83 x 1.77)

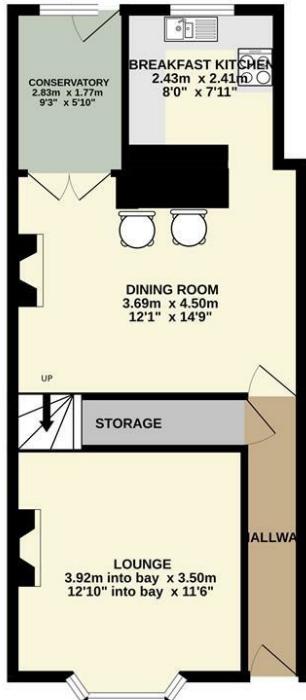
This bright and well-presented conservatory provides a versatile additional space, ideal for a range of uses. Constructed with uPVC framing and glazed panels, the room enjoys an abundance of natural light while maintaining privacy, with views out over the rear garden creating a pleasant connection to the outdoors. The space benefits from a solid tiled floor, wall-mounted radiator and ceiling lighting, allowing for comfortable year-round use.

#### Bedroom One

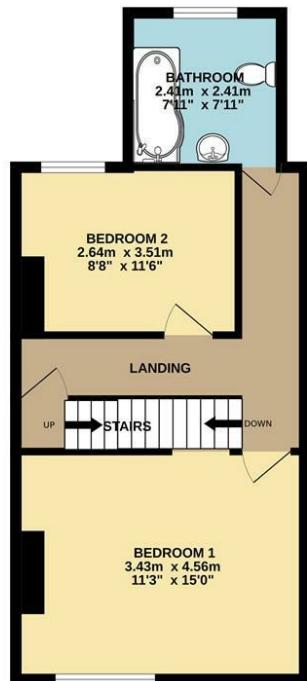
14'1" x 11'3" (4.56 x 3.43)

This well-proportioned double bedroom offers a comfortable and light-filled space, ideal for a range of furnishing arrangements. A large window allows plenty of natural light to flow into the room, while neutral décor and soft carpeting create a bright and welcoming atmosphere. The room provides ample floor space for bedroom furniture and benefits from a radiator beneath the window for added comfort. Simply finished and ready for personalisation, this bedroom offers a calm and practical retreat within the home.

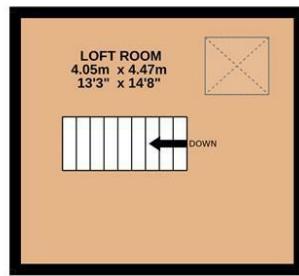
GROUND FLOOR  
44.9 sq.m. (484 sq.ft.) approx.



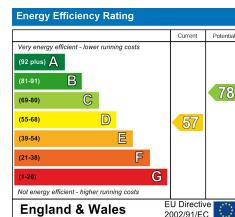
1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



2ND FLOOR  
18.1 sq.m. (195 sq.ft.) approx.



TOTAL FLOOR AREA : 104.6 sq.m. (1125 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Mansfield, NG1  
01623 621001

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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



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



## BEDROOM TWO

11'6" x 8'7" (3.51 x 2.64)

This well-presented second bedroom offers a comfortable and practical space, ideal for use as a guest room, child's bedroom or home office. A large window provides plenty of natural light while enjoying a pleasant outlook, enhancing the bright and airy feel of the room. Finished in neutral tones with soft carpeting underfoot, the room is easy to furnish and personalise. The layout allows space for essential bedroom furniture, complemented by a radiator beneath the window for added comfort. A versatile and inviting room that forms part of the home's well-balanced accommodation.

## BATHROOM

7'10" x 7'10" (2.41 x 2.41)

This beautifully presented bathroom has been finished to a high modern standard, creating a bright, clean and highly functional space. The room features a contemporary white suite comprising a panelled bath with glazed shower screen and overhead rainfall shower, a sleek pedestal wash hand basin with modern mixer tap, and a close-coupled WC. Fully clad walls in glossy white panels enhance the sense of space while offering a low-maintenance finish, complemented by stylish wood-effect flooring that adds warmth and contrast. Natural light flows in through the frosted window, providing privacy while keeping the room light and airy. Additional features include a chrome heated towel rail, modern fittings throughout and a crisp, neutral colour palette that would suit a wide range of tastes. Overall, this is a smart, well-appointed bathroom ideal for modern living and ready for immediate use without the need for any further work.

## LOFT ROOM/OCCASIONAL ROOM

14'7" x 13'3" (4.47 x 4.05)

This impressive loft room offers a bright and versatile additional space, ideal for use as a home office or hobby room. Thoughtfully converted, the room benefits from a vaulted ceiling with exposed beams that add character and visual interest, while inset lighting and a roof window provide excellent natural light and a pleasant sense of openness. The space is well proportioned and finished in neutral tones with soft carpeting throughout, creating a comfortable and inviting environment. A central staircase with balustrade divides the area neatly, offering flexibility in how the space is arranged, while useful eaves storage adds practicality. Overall, this is a stylish and adaptable room that significantly enhances the accommodation and appeal of the home.

## EXTERIOR

This attractive mid-terrace property boasts a charming frontage set behind a low brick wall with wrought iron detailing, creating an inviting first impression. The bay-fronted elevation is complemented by traditional features and a neatly enclosed front garden, adding both character and kerb appeal. To the rear, the property enjoys a particularly generous and well-established garden arranged over several distinct areas, offering excellent versatility for outdoor living. Immediately behind the house is a paved patio area, ideal for seating and entertaining, with convenient access to useful outbuildings providing storage. Beyond this lies a further paved section framed by raised borders and an abundance of mature planting, creating a pleasant and private space to relax. The garden continues to an additional section with established shrubs, trees and planting, offering a lovely sense of seclusion and greenery rarely found with properties of this type. Overall, the outdoor space is a real highlight, combining low-maintenance paved areas with attractive planting and excellent depth, making it ideal for those who enjoy gardening, entertaining or simply spending time outdoors.

## GENERAL INFORMATION

TOTAL FLOOR AREA - 1125.0 SQ FT / 104.6 SQ M  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
EPC RATED  
COUNCIL TAX BAND A - NEDDC

PINEWOOD