



Meadow View, North Wingfield, Chesterfield, Derbyshire S42 5UL

 2  1  1  EPC D

Guide Price £135,000

PINEWOOD





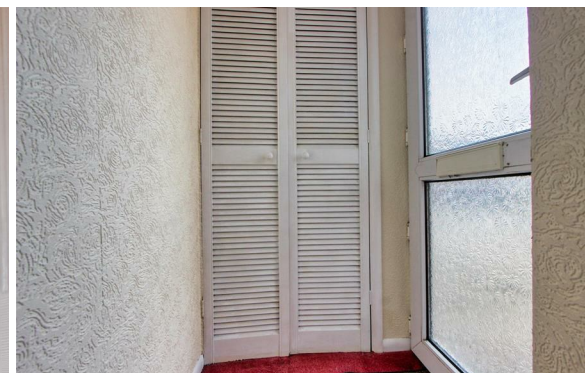
# Meadow View North Wingfield Chesterfield Derbyshire S42 5UL



## Guide Price £135,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - PERFECT FOR THE FIRST TIME BUYER, SMALL FAMILY OR INVESTOR
- CONVENIENT VILLAGE LOCATION - IDEAL FOR ACCESS TO THE M1 MOTOWAY JUNCT 29 - CLOSE TO TOWNS OF CLAY CROSS AND CHESTERFIELD
  - CLOSE TO THE FIVE PITS TRAIL AND HARDWICK ESTATE FOR WALKS
  - SINGLE GARAGE/LEAN TO (POTENTIAL FOR EXTENDING THE PROPERTY - STPP)
  - DRIVEWAY FOR UP TO THREE CARS AND ON STREET PARKING IS ALSO AVAILABLE
- GAS CENTRAL HEATING (Combi Boiler) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - EPC RATED D
  - KITCHEN WITH BREAKFAST BAR - SPACE FOR A DINING TABLE
  - REAR ENCLOSED GARDEN WITH DECKED SEATING AREA
- MIRRORED WARDROBES TO BEDROOM ONE AND ADDITIONAL BUILT IN STORAGE CUPBOARD
  - BATHROOM HAS WHITE SUITE AND SHOWER OVER BATH





£135,000 - £140,000 (Guide Price)

NO CHAIN - NEW DECOR THROUGHOUT - A well-presented two-bedroom semi-detached home, offering an excellent opportunity for first-time buyers, small families or investors alike.

The property opens into a spacious lounge with built in storage ideal for coats and shoes, leading through to a generous fully fitted kitchen diner, finished with wall and base units, tiled splashbacks and integrated cooking facilities. A breakfast bar provides informal dining, with additional space for a dining table if required, making this a practical and sociable area of the home.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefitting from mirrored fitted wardrobes and additional built-in storage. The second bedroom also includes built in storage, the bathroom is fitted with a modern white three-piece suite, complete with a shower over the bath.

Externally, the property boasts driveway parking for up to three vehicles, on-street parking and a large single garage, offering potential for extension subject to the necessary planning permissions. The rear garden is fully enclosed and features a decked seating area, ideal for outdoor entertaining.

Further benefits include gas central heating via a combi boiler, uPVC double glazing, council tax band A and an EPC rating of D. Offered to the market with no onward chain, the property is conveniently located on a popular residential estate within a village setting, providing easy access to the M1 motorway at Junction 29, the nearby towns of Clay Cross and Chesterfield, and excellent local countryside walks including the Five Pits Trail and Hardwick Estate.

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

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

### LOUNGE

19'5" x 10'11" (5.93 x 3.34)

The lounge is a spacious and versatile reception room, finished with carpeted flooring, wallpapered décor and a radiator. A uPVC double glazed window and a uPVC entrance door allows for plenty of natural light, while a gas fire provides a welcoming focal point. The room also benefits from a built-in storage cupboard, perfect for coats and shoes, and offers ample space for both comfortable seating and a dining table if desired.

### KITCHEN DINER

11'7" x 9'9" (3.54 x 2.98)

The kitchen diner is a bright and well-appointed space, featuring parquet-style vinyl flooring and complementary wallpapered décor. Fitted with a range of wall and base units and drawers, the kitchen is finished with laminated worktops incorporating a breakfast bar, ideal for casual dining. Integrated appliances include an oven, four-ring gas hob with extractor above, and a stainless steel sink with chrome mixer tap, complemented by tiled splashbacks. Additional features include a wall-mounted combi boiler, radiator, uPVC double glazed window and a uPVC external door providing access to the rear of the property.

### BEDROOM ONE

11'7" x 9'10" (3.55 x 3.00)

Bedroom one is a well-proportioned double room positioned to the rear of the property, featuring carpeted flooring, wallpapered décor and a radiator. The room further benefits from a uPVC double glazed window, built-in mirrored wardrobes and an additional built-in storage cupboard, providing excellent storage solutions.

### BEDROOM TWO

12'6" x 8'7" (3.82 x 2.64)

Bedroom two is a front-facing room of small double proportions, featuring a built-in storage cupboard, carpeted flooring, radiator and a uPVC double glazed window. The room is finished with wallpapered décor, making it ideal as a guest bedroom, child's room or home office.

### BATHROOM

7'3" x 4'10" (2.23 x 1.48)

The bathroom is fitted with a modern white suite, featuring a panelled bath with electric shower over, low-level WC with concealed cistern and a ceramic wash hand basin set within a vanity cupboard with chrome taps. The room is finished with tiled-effect vinyl flooring, part-tiled and part-painted walls, and benefits from a uPVC frosted glass window providing natural light while maintaining privacy.

### SINGLE GARAGE

25'4" x 10'11" (7.74 x 3.34)

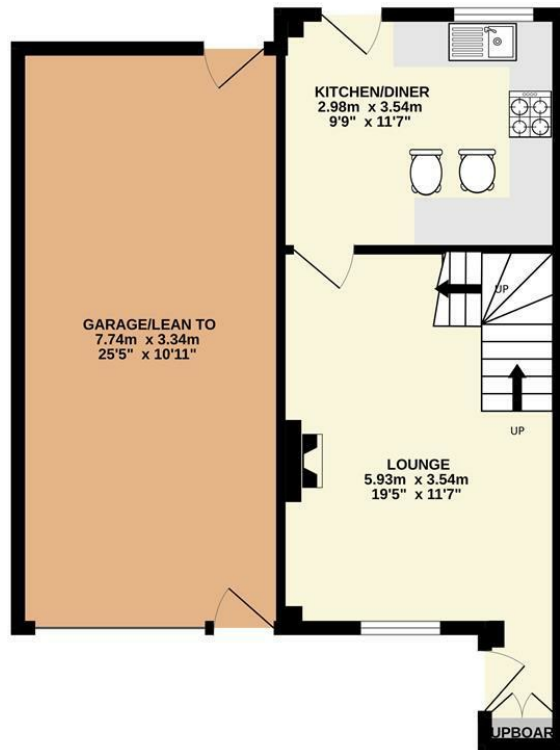
The single garage may offer potential to extend the property (stpp) and offers and up and over door, with front and rear access doors, lighting and power.

### EXTERIOR

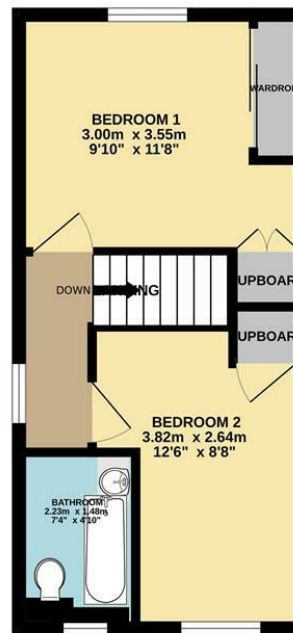
Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn and complemented by a decked seating area and patio, all bordered by a fenced perimeter for privacy. To the front and side, there is a single garage/lean to with possible potential to extend the property into (stpp) and a driveway providing off-road parking for up to three vehicles.



GROUND FLOOR  
52.7 sq.m. (567 sq.ft.) approx.



1ST FLOOR  
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 80.1 sq.m. (862 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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#### GENERAL INFORMATION

Total Floor Area - 862.00 sq ft / 80.1 sq m  
Council Tax Band A - NEDDC  
Gas Central Heating  
uPVC Double Glazing  
EPC Rated D

#### 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.

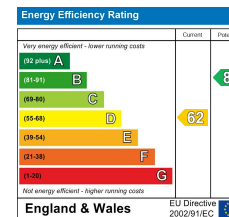
Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind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

#### 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

#### 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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