



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

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£175,000

P I N E W O O D



North Wingfield Road Grassmoor Chesterfield Derbyshire S42 5EX

£175,000

**3 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - SUITABLE FOR THE FIRST TIME BUYERS, FAMILIES OR INVESTORS
 - DRIVEWAY PARKING FOR TWO CARS
- MODERN KITCHEN DINER FITTED 2020 WITH INTEGRATED OVEN, HOB AND EXTRACTOR
 - LOUNGE WITH FEATURE FIREPLACE AND UNDER STAIRS STORAGE
- GROUND FLOOR WC - STYLISH BATHROOM FITTED 2020 WITH WHITE SUITE AND SHOWER OVER BATH
- CLOSE TO THE VILLAGE AMENITIES AND GRASSMOOR COUNTRY PARK AND FIVE PITS TRAIL FOR WALKS
- EASY ACCESS TO THE MAIN COMMUTER ROUTES AND M1 MOTORWAY JUNCT 29
 - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - EXTENSIVE REAR GARDEN MAINLY LAID TO LAWN WITH DECKED SEATING AREA
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH



Situated in the sought-after village of Grassmoor, this well-presented three-bedroom semi detached home offers comfortable and versatile living space, ideal for families, investors, first-time buyers, or those looking to downsize.

The property benefits from a convenient location close to a range of local village amenities, with nearby access to the towns of Clay Cross and Chesterfield, offering supermarkets, shops, restaurants, and pubs. Excellent transport links are available via the A617, A61, M1 motorway, and Chesterfield railway station. The home is within walking distance of the scenic Grassmoor Country Park and the Five Pits Trail, and is ideally located for access to highly regarded primary and secondary schools, and the beautiful Peak District National Park.

The downstairs comprises an entrance hall, lounge with feature fireplace and under stairs storage, kitchen diner which includes an integrated oven, hob and extractor and plenty of space for a dining table, and a convenient ground floor WC,

Upstairs the property offers three bedrooms, two double and one single, The bathroom is well-appointed with part-tiled walls and a tiled floor. It includes a bath with a chrome mixer tap and glass screen, a low flush WC, a ceramic sink set within a white vanity unit with chrome mixer tap.

Outside, the property benefits from a driveway to the front offering off-road parking for two vehicles. To the rear the garden is family friendly, extensive, flat and mainly laid to lawn with a decked seating area, providing a perfect space for outdoor dining and relaxation.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING

ENTRANCE HALL/STAIRS AND LANDING

The entrance hall features a composite front door, carpeted flooring, and a UPVC window offering natural light. The carpet continues up the stairs to the landing, which includes an additional UPVC window, a radiator, built-in storage cupboard, and loft access for added storage.

LOUNGE

13'11" x 12'1" (4.26 x 3.70)

A welcoming space featuring carpeted flooring and painted décor. The room includes a radiator, a UPVC window allowing natural light, a feature fireplace for added character, and useful under-stairs storage.

KITCHEN DINER

17'9" x 10'5" (5.43 x 3.18)

A well-presented kitchen diner with wooden laminate flooring, painted décor, and a small-aspect UPVC window for light and ventilation. A composite door provides direct access to the garden. The kitchen is fitted with modern high-gloss wall and base units, laminated worktops, and tiled surrounds. Features include a four-ring electric hob, integrated oven with extractor hood, stainless steel sink with chrome mixer tap, space for a tall fridge freezer, and plumbing for a washing machine. A radiator ensures warmth throughout the space. Plenty of space for a dining table.

GROUND FLOOR WC

5'8" x 2'9" (1.75 x 0.85)

Fitted with a low flush WC and a vanity unit housing a ceramic sink with a chrome mixer tap. The room features part-tiled, part-painted décor, a radiator, and a UPVC frosted window for privacy and natural light.

BEDROOM ONE

12'1" x 11'11" (3.70 x 3.65)

A spacious front-facing double bedroom with carpeted flooring, painted décor, a radiator, and a UPVC window providing ample natural light.

BEDROOM TWO

10'7" x 9'2" (3.25 x 2.81)

A rear-facing double bedroom featuring carpeted flooring, painted décor, a radiator, and a UPVC window allowing natural light.

BEDROOM THREE

8'3" x 7'8" (2.52 x 2.35)

A rear-facing single bedroom with carpeted flooring, painted décor, a radiator, and a UPVC window providing natural light.

BATHROOM

6'5" x 5'6" (1.96 x 1.68)

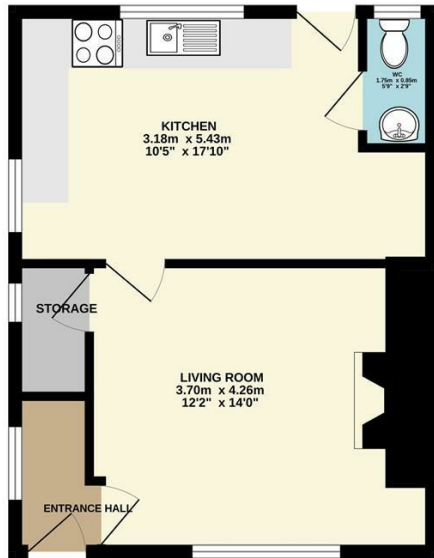
The bathroom features part-tiled walls and a fully tiled floor. It includes a bath with a glass screen and chrome mixer tap, a low flush WC, and a white ceramic sink set within a vanity unit with a chrome mixer tap. Additional features include a UPVC frosted window for privacy and an extractor fan for ventilation.

EXTERIOR AND GARDEN

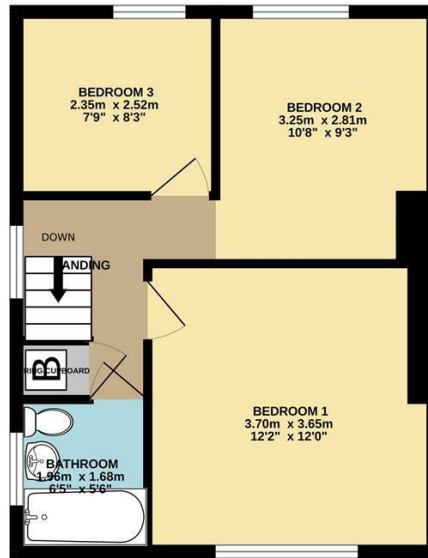
To the rear, the extensive flat garden is mainly laid to lawn with a decked seating area—perfect for outdoor dining or relaxation. To the front, a driveway provides off-road parking for two vehicles.



GROUND FLOOR
35.8 sq.m. (385 sq.ft.) approx.

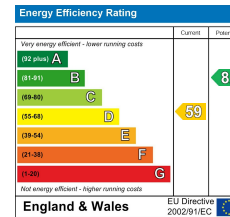


1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA: 72.7 sq.m. (782 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

Tenure: Freehold
uPVC Double Glazing
Gas Central Heating - Combi Boiler
Council Tax Band A
EPC Rating: D
Total Floor Area: 782.00 sq ft / 72.7 sq m
Loft

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.

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