



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

3 2 1 EPC D

£285,000

PINEWOOD



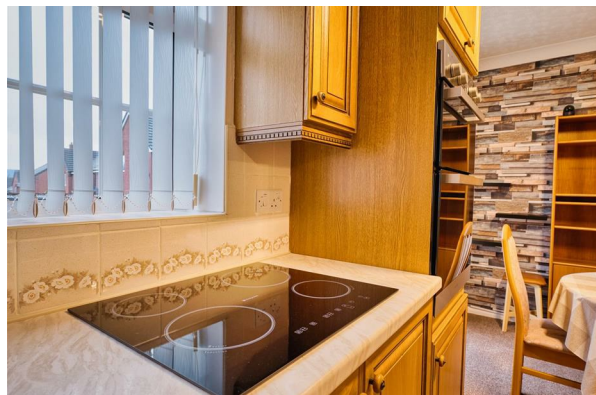


# North Wingfield Road Grassmoor Chesterfield Derbyshire S42 5EU

**£285,000**

**3 bedrooms  
2 bathrooms  
1 receptions**

- NO CHAIN - THREE BED EXTENDED TO REAR FAMILY HOME
- BACKING ONTO FIELDS WITH FAR REACHING COUNTRYSIDE VIEWS
- GATED DRIVEWAY PARKING FOR SEVERAL CARS AND DETACHED BRICK BUILT SINGLE GARAGE
- SOUTH WEST FACING PRIVATE EASY TO MAINTAIN GARDEN WITH PORCELAIN PATIO AND ASTRO TURF - LOVELY ON AN EVENING TO SIT AND TAKE IN THE VIEWS
- USEFUL MODERN GROUND FLOOR SHOWER ROOM AND MODERN FIRST FLOOR BATHROOM
- SPACIOUS KITCHEN DINER WITH INTEGRATED OVEN, GRILL, FOUR RING INDUCTION HOB - UPVC DOORS LEAD OUT TO THE REAR GARDEN
  - GENEROUS LIVING ROOM WITH FEATURE GAS FIRE
- TWO DOUBLE AND ONE SINGLE BEDROOM - BUILT IN WARDROBES TO PRINCIPAL BEDROOM AND BUILT IN STOARGE CUPBOARD TO BEDROOM TWO
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- LOCATED IN A VILLAGE LOCATION, CLOSE TO ALL THE AMENITIES NEARBY AND THE TOWNS OF CLAY CROSS AND CHESTERFIELD - EASY ACCESS TO THE M1 MOTORWAY





A beautifully extended three-bedroom family home, backing onto fields and enjoying far-reaching southwest-facing countryside views. The property features a gated driveway providing parking for several cars and a detached single brick-built garage.

The private, low-maintenance rear garden is a real highlight, with a porcelain patio and artificial lawn — perfect for relaxing and taking in the views on a summer evening.

Inside, the accommodation comprises a welcoming entrance hall, generous L-shaped kitchen diner with integrated oven, grill, and four-ring induction hob, with UPVC doors opening onto the rear garden. A spacious living room features a feature gas fire, while the home also benefits from a modern ground-floor shower room.

Upstairs the property offers two double bedrooms both with built-in wardrobes/stores and a single bedroom, making it ideal for families and a stylish bathroom with white suite.

Additional benefits include gas central heating (combi boiler) and UPVC double glazing throughout.

Located in a sought-after village setting, the property is close to local village amenities, Five pits trail, Grassmoor country park and Hardwick Estate for walks, close to well regarded schools, with the towns of Clay Cross and Chesterfield nearby, and easy access to the M1 motorway.

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

**PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### **ENTRANCE HALL/STAIRS AND LANDING**

The tiled entrance hall provides a welcoming first impression and leads through to wooden flooring, complemented by wallpapered décor, radiator, and coving. Stairs rise to the first-floor landing, which is carpeted and benefits from a UPVC window, coving, and access to the loft.

#### **GROUND FLOOR SHOWER ROOM**

8'9" x 6'8" (2.68 x 2.05)

A modern ground floor shower room featuring tiled flooring and fully tiled walls. The suite comprises a shower enclosure with electric shower, ceramic wash basin with chrome mixer tap set into a sleek white glass vanity unit, low flush wc and a radiator. Additional benefits include a UPVC frosted window, inset spotlights, extractor fan, and a wall-mounted Dimplex heater.

#### **KITCHEN DINER**

23'5" x 18'6" (7.16 x 5.65)

A spacious and well-appointed L-shaped kitchen diner featuring UPVC glazed doors opening onto the rear garden, along with a full length glazed UPVC window providing ample natural light. The room is finished with carpeted flooring, coving, and attractive wallpapered décor, complemented by a wall-mounted electric fire and radiator. The kitchen is fitted with farmhouse-style wall and base units with built-in drawers, laminate worktops, and a 1.5 bowl sink with chrome mixer tap. Integrated appliances include a Hotpoint dual oven with grill with a four-ring induction hob, while there is space and plumbing for a washing machine, tall fridge freezer and tumble dryer. Additional features include a wall-mounted Worcester combi boiler, UPVC side door, alarm control, and a built-in pantry/store with sensor lighting.

#### **LIVING ROOM**

22'9" x 11'11" (6.95 x 3.65)

A well-presented living room featuring laminate flooring, wallpapered décor, and coving. The room benefits from a UPVC window, radiator, and a built-in gas fire, with UPVC glazed doors providing access through to the kitchen diner.

#### **BATHROOM**

8'2" x 5'10" (2.49 x 1.80)

A fully tiled bathroom fitted with a modern white suite comprising a low-flush WC and a bath with chrome taps. The ceramic wash basin is set within a sleek white gloss vanity unit with chrome mixer tap, complemented by a chrome heated towel radiator. Additional features include inset spotlights, uPVC frosted window, creating a bright and contemporary finish.

#### **BEDROOM ONE**

11'11" x 10'10" (3.65 x 3.32)

A spacious double bedroom positioned to the rear of the property, enjoying pleasant far reaching views. The room features a UPVC window, carpeted flooring, coving, attractive wallpapered décor, and a range of built-in wardrobes and drawers providing excellent storage.

#### **BEDROOM TWO**

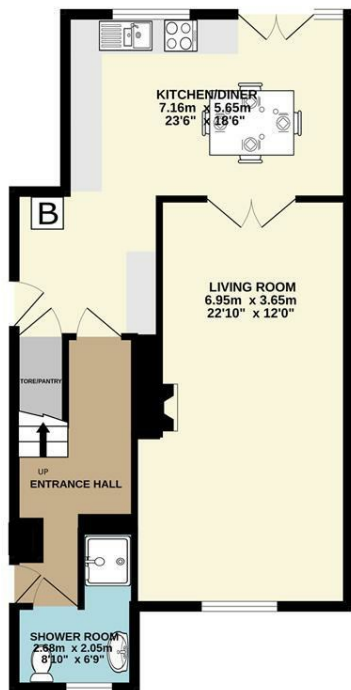
11'11" x 11'7" (3.65 x 3.55)

A well-proportioned double bedroom located to the front of the property, featuring a UPVC window, radiator, carpeted flooring, coving, and attractive wallpapered décor. The room also benefits from a built-in storage cupboard.

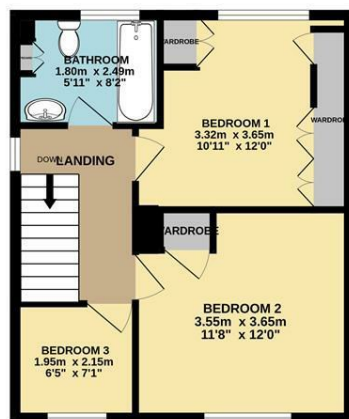




GROUND FLOOR  
56.2 sq.m. (605 sq.ft.) approx.



1ST FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



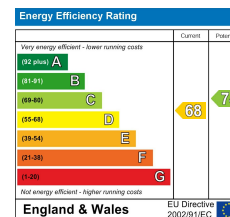
SINGLE GARAGE  
17.7 sq.m. (190 sq.ft.) approx.



TOTAL FLOOR AREA: 112.6 sq.m. (1212 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 THREE

7'0" x 6'4" (2.15 x 1.95)

Featuring wooden laminate flooring, this bedroom is finished with wallpapered décor and benefits from a UPVC window, radiator, and coving, creating a comfortable and well-presented space.

## SINGLE DETACHED GARAGE

18'4" x 10'4" (5.60 x 3.16)

A single detached, brick-built garage benefiting from power and lighting, two UPVC windows, an electric roller door, and internal and external sensor lighting.

## EXTERIOR

A gated driveway provides off-road parking for several vehicles, finished with low-maintenance Epoxy resin bond with recently landscaped front and rear gardens, the front has artificial turf and a well stocked planted shrub border to one side, along with LED sensor lighting and an external water tap with hose reel and power sockets. The driveway offers access to the single detached, brick-built garage. Gated side access leads to the rear garden, which enjoys far-reaching countryside views and backs onto open fields. The garden features an porcelain patio, artificial lawn, and an attractive, low-maintenance layout—ideal for outdoor dining and relaxation.

## GENERAL INFORMATION

Tenure - Freehold  
uPVC Double Glazing  
Total Floor Area - 1212.00 sq ft / 12.6 sq m  
EPC Rated tbc  
Council Tax Band B  
Gas Central Heating - Combi Worcester Boiler  
Loft - Lighting and Pull Down Ladder  
Alarm

## 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

## RESERVATION AGREEMENT MAYBE 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

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
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



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