



Swathwick Lane, Wingerworth, Chesterfield, Derbyshire S42 6QW

4 1 2 EPC TBC

£525,000

PINWOOD





# Swathwick Lane Wingerworth Chesterfield Derbyshire S42 6QW

**£525,000**

**4 bedrooms  
1 bathrooms  
2 receptions**

- UPGRADED AND EXTENDED FAMILY HOME - SOUGHT AFTER VILLAGE LOCATION
- OVERLOOKING WOODLAND TO THE FRONT
- DOUBLE DETACHED GARAGE AND BLOCK PAVED PARTIALLY GATED DRIVEWAY FOR UP TO SIX VEHICLES
- FRONT AND REAR LANDSCAPED GARDENS WITH FRUIT TREES AND BUSHES
  - GROUND FLOOR W.C WITH USEFUL UTILITY CUPBOARD
- FOUR DOUBLE BEDROOMS - ALL WITH SPACE FOR WARDROBES - BUILT IN WARDROBES TO PRINCIPAL BEDROOM
  - SPACIOUS CONSERVATORY AND TWO RECEPTION ROOMS
- MODERN FULLY TILED BATHROOM WITH BATH AND SHOWER ENCLOSURE
- MODERN KITCHEN WITH INTEGRATED NEFF DISHWASHER, NEFF OVEN, NEFF HOB AND EXTRACTOR
- THROUGH LOUNGE WITH FEATURE FIREPLACE AND UPVC SLIDING DOORS LEADING OUT TO THE REAR GARDEN







**UPGRADED AND EXTENDED** - An excellent opportunity has arisen to acquire this beautifully proportioned four double bedroomed detached house, ideally suited to family occupation being close to open countryside and Peak District, yet within easy reach of a good range of local amenities along with excellent access to the town centre and motorway network. Nestled in the sought after village of Wingerworth, this upgraded and extended family home built in the 1970s, boasts versatile space spread across 1,587 sq ft of living area.

As you arrive, you'll be greeted by a block-paved driveway with space for up to six vehicles and a double detached garage making parking a breeze for you and your guests.

The front of the property offers a picturesque view of woodland, while the front and rear landscaped gardens offer a tranquil place to relax, perfect for enjoying the outdoors.

Step inside, and you'll find a porch, entrance hall with useful under stairs storage perfect for coats and shoes, ground floor W.C with a handy utility cupboard, ideal for modern family living.

The heart of the home, the kitchen diner, features integrated NEFF appliances including a dishwasher, oven, four ring induction hob and extractor, ensuring both style and functionality.

Two reception rooms offer versatile living space, currently a dining room and the through lounge featuring a fireplace and uPVC sliding doors leading out to the rear garden, perfect for entertaining or relaxing. The spacious light and airy conservatory is the perfect space for reading, relaxing and enjoying garden views

Upstairs the four double bedrooms provide plenty of space, all offering room for wardrobes, with built-in wardrobes in the principal bedroom

The contemporary fully tiled family bathroom is equipped with both a bath and a double shower enclosure adding a touch of luxury to your daily routine.

#### VIDEO TOUR - TAKE A LOOK AROUND

#### PORCH

6'4" x 3'9" (1.95 x 1.16)

Access to the property is through a charming porch, equipped with uPVC windows and an entrance door. The porch features "Balterio" laminate flooring and an additional uPVC door that opens into a warm and inviting hallway.

#### ENTRANCE HALL/STAIRS AND LANDING

The inviting entrance hall features high-quality "Balterio" laminate flooring, a neutral colour palette, and a radiator. It also includes a spacious under-stairs storage cupboard, ideal for coats and additional belongings. Ascending the stairs, you'll find a galleried landing adorned with carpeting, a radiator, loft access with ladder, and a picturesque window that offers delightful views of the beautifully landscaped front garden.

#### GROUND FLOOR W.C/UTILITY

7'6" x 5'4" (2.31 x 1.65)

The ground floor water closet is fitted with a modern white low-flush WC and a ceramic sink featuring a stylish chrome waterfall mixer tap, integrated into a vanity unit with a laminate countertop. The space boasts "Balterio" laminate flooring, a neutral colour scheme, and a radiator. Double doors provide access to a practical utility cupboard, complete with plumbing and space for a washing machine and tumble dryer. The Valliant boiler, which is serviced annually, is also located within this area.

#### LOUNGE

23'10" x 11'10" (7.27 x 3.63)

The dual-aspect lounge showcases "Balterio" laminate flooring and a neutral colour palette, enhanced by elegant coving. A striking electric fireplace serves as a focal point, while uPVC windows and sliding doors offer seamless access to the patio, creating an ideal space for entertaining family and friends.

#### DINING ROOM - 2ND RECEPTION ROOM

10'11" x 8'11" (3.33 x 2.73)

This versatile room is currently used as a formal dining room with "Balterio", laminate flooring neutral painted décor and coving, radiator and uPVC window.

#### KITCHEN DINER

12'9" x 12'9" (3.90 x 3.90)

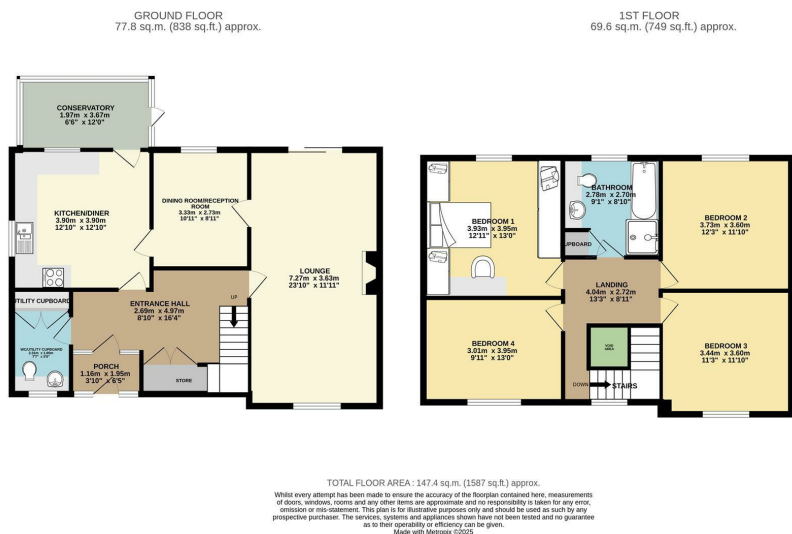
This beautifully designed, contemporary kitchen from Magnet offers an extensive selection of sleek cream gloss, soft-close drawers, and both wall and base units, all complemented by a durable laminated worktop. The worktop seamlessly integrates an Astracast Geo 1.5 bowl ROK granite sink with a chrome mixer tap. High-quality integrated appliances include a NEFF oven, a NEFF four-ring induction hob, and a NEFF dishwasher, alongside space for an American-style fridge freezer. The space is finished with neutral décor, a radiator, premium BALTERIO laminate flooring, and features two uPVC windows and a uPVC door providing access to the conservatory.

#### CONSERVATORY

12'0" x 6'5" (3.67 x 1.97)

The bright and spacious conservatory, an addition by the current owners, features stylish tiled flooring, neutral décor, and uPVC windows. A uPVC door offers direct access to the rear patio, enhancing the flow between indoor and outdoor spaces.





**BEDROOM ONE**  
12'11" x 12'10" (3.95 x 3.93)

The principal double bedroom, located at the rear elevation, boasts neutral décor, carpeting, and elegant coving. It is well-appointed with a radiator and a full range of built-in wardrobes, overhead storage, and a dressing table. A large uPVC window provides a lovely view of the rear garden.

**BEDROOM TWO**  
12'2" x 11'9" (3.73 x 3.60)

This double bedroom, situated at the rear elevation, features wood-effect laminate flooring, neutral décor, and coving. The room includes a radiator, offers ample space for wardrobes, and benefits from a uPVC window with views of the rear garden.

**BEDROOM THREE**  
11'9" x 11'3" (3.60 x 3.44)

This front-facing double bedroom is elegantly finished with neutral décor, carpeting, and coving. It includes a radiator, offers ample space for wardrobes, and features a uPVC window with scenic views of the surrounding woodland.

**BEDROOM FOUR**  
12'11" x 9'10" (3.95 x 3.01)

This front-facing double bedroom features wood-effect laminate flooring, neutral décor, and coving. It includes a radiator, provides ample space for wardrobes, and offers a uPVC window with lovely views of the woodland.

**BATHROOM**  
9'1" x 8'10" (2.78 x 2.70)

The contemporary bathroom, recently upgraded by the current owners, features a sleek white suite that includes a low flush WC and a ceramic sink with chrome mixer tap, both set within a cream gloss vanity unit topped with a laminated worktop. The bath also benefits from a chrome mixer tap, and there is a separate double shower enclosure with a chrome rain head shower. Fully tiled from floor to ceiling, this space also includes a built-in storage cupboard, a wall-mounted illuminated mirror, a radiator, and a frosted uPVC window. This bathroom offers the perfect retreat for relaxation and unwinding.

**DOUBLE GARAGE**  
16'9" x 16'4" (5.11 x 5.00)

The double brick-built garage features an electric sectional door, full lighting, power supply, cold water tap and convenient loft/eaves storage accessed by ladder. It also includes a uPVC window and a uPVC side door providing access to the rear garden, offering both practicality and secure storage space.

**OUTSIDE**

At the front, there is an expansive block-paved, partially gated driveway with space for up to six vehicles, complemented by a striking parterre of box hedging with herbaceous borders. To the rear, the beautifully landscaped garden features a block-paved patio seating area, well-stocked herbaceous borders, soft fruit bushes, and apple and pear trees. The garden also includes a greenhouse and provides access to the double detached garage. Security lighting is installed at the rear of the property for added convenience and safety and there is also a power socket on the conservatory wall.

**GENERAL INFORMATION**

Tenure: Freehold  
EPC Rating: C  
uPVC Double Glazing  
Gas Central Heating  
Council Tax Band - F RATED  
Loft -Partially Boarded with Loft Insulation, Lighting and Pull Down Ladder  
Alarm - House

**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.

**RESERATION 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.

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