



Moor View Close, Wingerworth, Chesterfield, Derbyshire S42 6LU

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£320,000

PINEWOOD



Moor View Close Wingerworth Chesterfield Derbyshire S42 6LU

£320,000

**4 bedrooms
2 bathrooms
1 receptions**

- Block Paved Driveway For Three Cars and Single Garage
- Situated in a Sought After Village in a Cul De Sac Location
 - Rear Enclosed Easily Maintained Rear Patio Garden
- Gas Central Heating - Combi Boiler and Owned Solar Panels - uPVC Double Glazing - Council Tax Band D
 - Spacious Conservatory/Garden Room Overlooking The Rear Garden
 - Well Proportioned L-shaped Lounge Diner
- Stunning Well Stocked Grey Gloss Kitchen With Integrated Oven, Hob and Extractor
 - Four Double Bedrooms - Three Bedrooms Have Built in Wardrobes
- Modern Family Bathroom with White Suite and Shower Cubicle and Additional Ground Floor WC
- Short Walk to the Avenue Nature Reserve, Hunloke Pub. Main Commuter Routes and M1 Motorway Access



Welcome to this Spacious Four Bedroom Detached Family Home

Situated in the highly sought-after village of Wingerworth, this well-presented property is perfectly located within walking distance of Deerpark School, Hunloke Park Primary & Preschool, offering ideal access to local amenities, countryside walks, popular pubs, and excellent commuter links including the M1 (Junction 29).

The ground floor comprises a welcoming entrance hallway with built-in storage, a generous L-shaped lounge/dining room perfect for family living and entertaining, a conservatory/garden room with a solid roof providing a comfortable year-round space, a modern and well-equipped grey gloss kitchen with integrated appliances, and a convenient downstairs WC.

Upstairs, you'll find four well-proportioned bedrooms, with the three bedrooms benefiting from fitted wardrobes. A stylish three-piece shower room completes the first-floor layout.

The property is fitted with gas central heating and uPVC double-glazed windows throughout. Owned solar panels provide an eco-friendly advantage, generating an annual income of approximately £550 and helping reduce monthly energy costs.

Outside, the rear features a low-maintenance patio garden, ideal for relaxing or entertaining. To the front, there is a block paved driveway parking for multiple vehicles, as well as a garage and a separate utility room.

This wonderful family home ticks all the boxes—don't miss your opportunity to view. Contact Pinewood Properties today to arrange your viewing!

*VIDEO TOUR - TAKE A LOOK AROUND**

ENTRANCE HALL

A welcoming and functional space featuring laminate flooring that flows throughout. The hall includes built-in storage, offering convenient space for coats and shoes. A composite entrance door provides secure and stylish access to the home, while coving along the ceiling adds a touch of elegance. From here, there is direct access to the WC, making this area both practical and well-appointed.

GROUND FLOOR WC

6'5" x 2'9" (1.98 x 0.86)

A well-appointed space featuring a low flush WC and a ceramic sink with a chrome mixer tap, complemented by stylish tiled surrounds. The room is finished with painted décor, creating a clean and modern look. A uPVC frosted window ensures privacy while allowing natural light to brighten the space. For added comfort, the room also includes a wall-mounted chrome towel radiator.

LOUNGE DINER

21'10" x 15'0" (6.66 x 4.58)

A generous and versatile living space, perfect for both relaxing and entertaining. The room features soft carpeting and a feature electric fire, creating a cosy and inviting atmosphere. A large uPVC window allows natural light to flood the room, while two radiators ensure warmth and comfort. The walls are adorned with stylish wallpaper décor, adding a touch of personality to the space. Sliding doors lead seamlessly into the conservatory/garden room, offering an ideal transition between indoor and outdoor living.

KITCHEN

12'4" x 10'2" (3.77 x 3.12)

A modern and stylish space featuring grey gloss, soft-close drawers and a combination of wall and base units, all complemented by an earthstone worktop. The kitchen is equipped with an oven, a 4-ring electric hob, and an extractor fan, along with tiled surrounds for a sleek finish. A ceramic sink with a chrome mixer tap adds to the contemporary feel. There's ample space for an American fridge freezer, and the room is illuminated by inset spotlights. The kitchen features brushed stainless steel sockets, and painted décor throughout. A uPVC window allows natural light to flood the room, while laminate flooring adds a practical yet stylish touch. Access to the side of the property is provided via a composite door.

CONSERVATORY/GARDEN ROOM

11'1" x 9'3" (3.40 x 2.83)

A spacious and versatile room with a solid roof, providing a comfortable environment year-round. The wooden laminate flooring adds warmth and character, while the painted décor enhances the room's bright, airy feel. Large uPVC windows allow natural light to flood the space, offering lovely views of the rear garden. A uPVC door provides easy access to the garden, making this room an ideal space for relaxing or entertaining.

BEDROOM ONE

12'6" x 12'2" (3.82 x 3.72)

A generously sized double bedroom with a front-facing aspect, offering a peaceful and bright setting. The room is finished with tasteful wallpaper décor and soft carpeting, providing a warm and inviting atmosphere. A large uPVC window fills the space with natural light, while a radiator ensures a comfortable temperature year-round. Built-in mirrored wardrobes offer ample storage space, keeping the room tidy and organized.

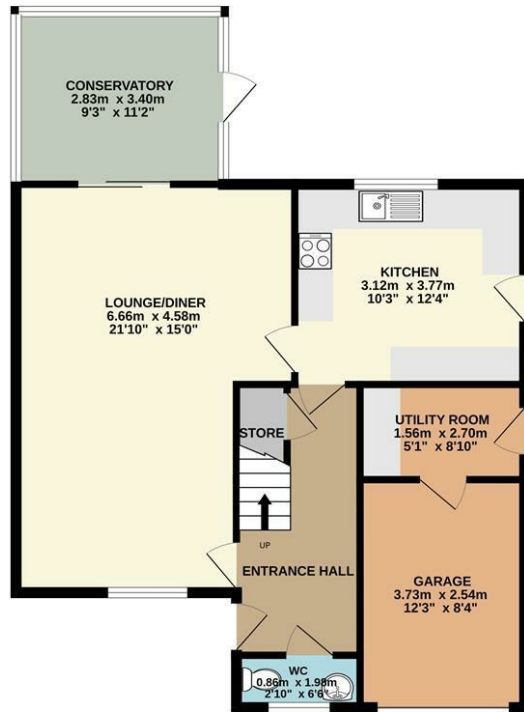
BEDROOM TWO

12'6" x 11'9" (3.82 x 3.59)

A spacious double bedroom positioned to the front of the property, boasting a stylish grey wood-effect laminate floor and tasteful painted décor complemented by decorative coving. A large uPVC window allows for plenty of natural light, while a central heating radiator ensures year-round comfort. The room also benefits from a built-in wardrobe, offering practical storage without compromising on floor space.



GROUND FLOOR
74.3 sq.m. (800 sq.ft.) approx.

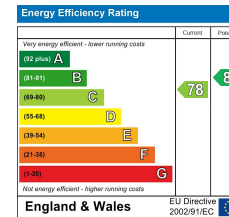


1ST FLOOR
53.6 sq.m. (577 sq.ft.) approx.



TOTAL FLOOR AREA: 127.9 sq.m. (1377 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

10'9" x 8'5" (3.29 x 2.58)

A well-proportioned double room situated to the rear of the property, featuring a uPVC window with pleasant views. Includes a built-in wardrobe/storage, grey wood-effect laminate flooring, and a central heating radiator.

BEDROOM FOUR

9'4" x 8'11" (2.87 x 2.72)

A single room located at the rear of the property, offering grey wood-effect laminate flooring, painted décor, a built-in wardrobe/storage, radiator, and a uPVC window enjoying pleasant rear-facing views.

SHOWER ROOM

7'0" x 5'4" (2.15 x 1.65)

Fitted with a low flush WC, pedestal hand basin with chrome mixer tap, and a shower enclosure. The walls feature a combination of tiling and shower boarding for a clean, modern finish. Includes a uPVC frosted window and a central heating radiator.

UTILITY ROOM

8'10" x 5'1" (2.70 x 1.56)

Offers space and plumbing for a washing machine, with a laminated worktop and painted décor. Includes a radiator, a composite door providing access to the entrance, and internal access into the garage.

GARAGE

12'2" x 8'3" (3.73 x 2.54)

Featuring an electric roller door, the garage is equipped with lighting, power, and useful storage space.

EXTERNAL

The rear garden is a decorative and easy-to-maintain outdoor space featuring a mixture of patio, gravel, and planted areas. Includes a water butt and offers an ideal setting for relaxing or entertaining. To the front is a block paved driveway for two/three cars.

GENERAL INFORMATION

TENURE: FREEHOLD

TOTAL FLOOR AREA: 1377.00 sq ft / 127.90 sq m

COUNCIL TAX BAND D - neddc

GAS CENTRAL HEATING (COMBI BOILER SERVICED ANNUALLY)

UPVC DOUBLE GLAZING - NEW 2017

SOLAR PANELS - OWNED - 12 PANEL SYSTEM - APPROX £550 PER YEAR SAVING

LOFT - PARTIALLY BOARDED WITH LIGHTING

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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