



Chesterfield Road North Wingfield Chesterfield

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**£250,000**

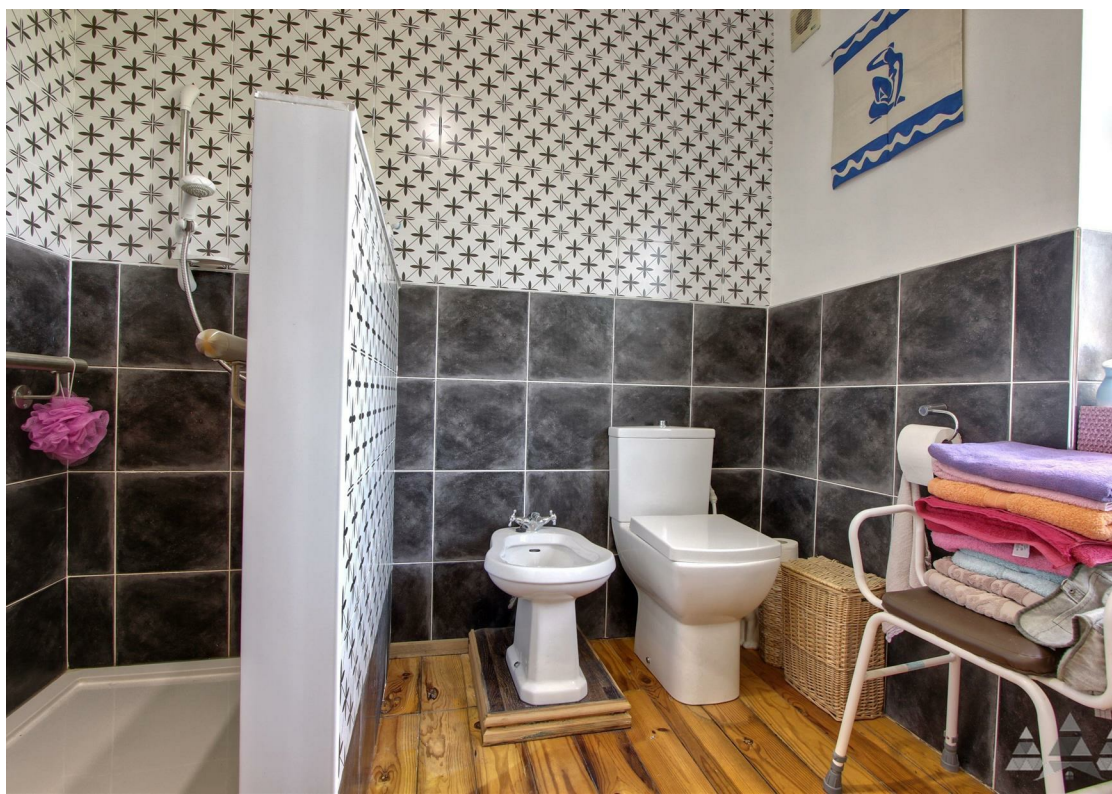
FANCY SOMETHING A LITTLE DIFFERENT? \*\*VIRTUAL VIDEO VIEWING AVAILABLE\*\* \*\*NO CHAIN\*\* \*\*WITH FULLY EQUIPPED TWO BEDROOM POTENTIAL ANNEXE\*\* \*\*BEAUTIFUL COUNTRYSIDE VIEWS\*\*

Pinewood Properties are pleased to offer this beautiful converted 1920's church with two bedroom annex. This three bedroom home has been opened up and renovated into this wonderful artistic property, with beautiful surrounding countryside views. The open plan living quarters comprises of original features such as exposing the original roof beams and original wooden flooring throughout. The roof has recently been triple insulated to help with the temperature of the house as well as being fully rewired and a new boiler fitted also. The home has three double bedrooms, two of which have en suite shower rooms and all look out onto scenic green views, as well as a utility room, dining area, living space and a family bathroom which has a low walk in shower therefore can facilitate a wheelchair if required. Under the house is a basement which is the full length of the property giving ample storage space to this already spacious property. This sale also includes a fully equipped annexe with two double bedrooms, modern bathroom with walk in shower, low flush wc and wall mounted sink, as well as a kitchen with a four ring gas hob and electric oven and a lounge area looking over onto the rear garden. The Garden is fully enclosed and includes patio seating area.

The Property to the front has parking spaces for several cars. uPVC Double Glazing and Gas Central Heating.

\*\*Please call Pinewood Properties for a viewing or take a look around on the virtual video viewing\*\*

- Separate Two Bed Self Contained Granny Annexe
- Family Bathroom & Two En Suites
- Driveway Parking for Several Cars
- Stunning Views over Countryside
- Large Modern Kitchen Diner
- Converted Church
- Utility Room
- Fully Enclosed West Facing Rear Garden with Decking
- Modern Bathroom with White Suite
- Close to all the local Village Amenities





**Entrance Hall**

9'10" x 8'6" (3.0m x 2.6m)

The entrance hall leads into the utility room and kitchen area with original wooden flooring, uPVC double glazed window and uPVC door onto the front of the property with painted decor.

**Kitchen Diner**

32'5" x 11'5" (9.90m x 3.48m )

The large open plan kitchen features original white ceiling beams and part cream tiled walls with original wooden flooring. The kitchen has a large five ring electric hob, electric oven and extractor fan hood, one and half ceramic sink with a monoblock tap, laminated wooden effect worktops. The dining area is neutrally painted with a wall mounted radiator and original wooden flooring.

**Lounge**

14'1" x 12'5" (4.30 x 3.80)

The open plan lounge looks over onto the garden to the rear of the property through uPVC double glazed doors, exposing the original roof beams and original wooden flooring.



**Bedroom One**

11'5" x 11'4" (3.50m x 3.46m )

The master bedroom has double uPVC patio doors leading out on the decking to the rear of the property. The bedroom has painted decor with a uPVC double glazed window, original wooden flooring, exposed roof beams and en suite.

**En suite to Bedroom One**

7'10" x 3'11" (2.4 x 1.2)

The en suite has a shower cubicle with electric shower, pedestal wash basin with chrome taps, low level WC, tiled flooring, neutral decor and extractor fan.

**Bedroom Three**

10'5" x 7'10" (3.2 x 2.4)

Double bedroom with wallpapered feature wall, original wooden flooring, double glazed uPVC window, wall mounted radiator and exposed roof beams.

**Bedroom Two**

13'1" x 8'6" (4.00m x 2.60)

Double bedroom with wallpapered feature wall, original wooden flooring, double glazed uPVC window, wall mounted radiator, exposed roof beams and en suite.

**Ensuite to Bedroom Two**

3'7" x 6'10" (1.1 x 2.1)

The en suite has a shower cubicle with electric shower, pedestal wash basin with chrome taps, low level WC, tiled flooring, neutral decor and extractor fan.

**Family Bathroom**

7'6" x 8'0" (2.3 x 2.45)

The family bathroom is mainly tiled with tiled flooring and features a marble effect mirrored vanity unit with storage, frosted double glazed uPVC window, a low flush wc, bidet, disability accessible shower area, heated towel rail.

**Utility Room**

6'10" x 8'0" (2.1 x 2.45)

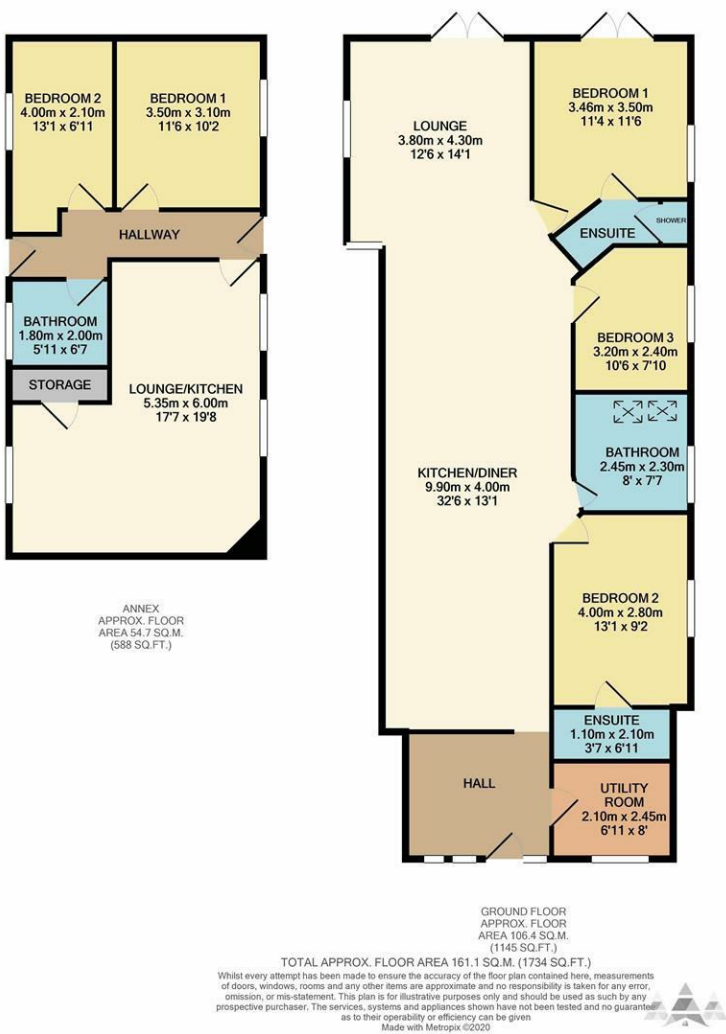
The utility room allows space for washing machine and tumble dryer and houses the homes newly fitted boiler. The utility is neutrally painted with a uPVC double glazed window and has original wooden flooring.

**Inner Hall**

8'6" x 9'10" (2.6 x 3)

The homes entrance hall allows entrance to both the open plan kitchen and utility room. It has painted decor with original wooden flooring, uPVC door and double glazed uPVC window.





### Annexe Lounge/Kitchen

19'8" x 17'7" (6.00m x 5.36)

The kitchen area is a generous size with a range of fitted cabinets, a four ring gas hob, electric oven, extractor fan hood, with a stainless steel one and half sink with a monobloc tap and laminated worktops. The lounge area looks over the wonderful views of the property across the rear garden, there is a cream carpet with wallpapered decor, builtin storage area and wall mounted radiator.

### Annexe Hall

19'8" x 3'3" (6 x 1)

The annex hall has brown laminated flooring, wallpaper decor, uPVC doors leading to both the front of the property and one to the rear of the property. The loft hatch is also accessible from the hallway.

### Annexe Bedroom One

11'8" x 10'2" (3.58m x 3.10m)

The first double bedroom of the annex is carpeted, with a brick wallpapered feature wall, wall mounted radiator and uPVC double glazed window looking onto the front of the property.

### Annexe Bedroom Two

13'1" x 6'10" (4.00m x 2.10)

The second double bedroom is carpeted with wallpapered walls and a double glazed window looking over the rear garden.

### Annexe Bathroom

5'10" x 7'2" (1.8 x 2.2)

The annex bathroom has a shower cubicle with electric shower, wall mounted wash basin with chrome taps, low level WC, radiator, double glazed window with frosted glazing and fitted blind, tiled flooring, wallpapered decor and extractor fan.

### Front

The driveway allows parking for up to five cars, with an additional parking space in the garden.

### Rear Garden

The rear garden is fully enclosed and displays beautiful views of the surrounding areas. To the bottom of the garden you will find a patio seating area, with most of the garden mainly laid to lawn. Out of the bedroom and living area there is a ramped decking, plus access to the properties basement leading under the full length of the house.

### General

Tenure: Freehold  
Total Floor Area: 111.0 sq m / 1,195 sq ft  
Annexe Total Floor Area: 57.0 sq m / 614 sq ft  
Energy Performance Rating: E  
Fully uPVC Double Glazed  
Gas Central Heating ( Combi Boiler)  
Blinds throughout included in the sale

### Disclaimer

**GENERAL** - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are traveling some distance to view.

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**FIXTURES AND FITTINGS** may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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